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November 3, 2020

Chris Fellows  
Painted Prairie Owner, LLC  
5600 Greenwood Plaza Boulevard, Suite 220  
Greenwood Village, CO 80111

**Re:**       **Second Submission Review:** Painted Prairie Town Center – Master Plan Amendment  
          **Application Number:**       DA-1556-09  
          **Case Number:**             2006-7003-04

Dear Mr. Fellows:

Thank you for your submission, which we started to process on October 2, 2020. 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 outside agencies. Staff would like to schedule a meeting with you and your design team in the near future to discuss these comments, as well as other active applications. The projects overlap, and a comprehensive discussion will enable a consolidated plan to resolve outstanding issues.

Please revise your previous work and send us a new submission on or before November 17, 2020. Prior to scheduling the Administrative Decision, the Public Works comments must be substantially addressed.

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,

Deborah Bickmire  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302  
Jacob Cox, ODA  
George Adams, Planning Director  
Filed: K:\SDA\1556-09rev2.rtf



## *Second Submission Review*

### **1. Planning** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

1A. Revise “Liverpool Street” to Lisbon Street on the Master Plan in Tab 8.

1B. The number of units and residents in Tab 9 differ from the calculations in Form D. Please update to reflect the revised calculations.

#### *Public Improvements Plan*

1C. Move the Location Map to Page 3 to help provide orientation based on the Introduction.

1D. Re-organize the descriptions of the Development Areas to separate each into a separate section. Reference the Exhibit Map to clarify the descriptions.

1E. Maps are referenced as exhibits, so please add “Exhibit” to each map.

1F. The residential vs. commercial areas are not clearly defined in the PIP. Revise the street sections to reference the locations of the sections (ie. between street x and road z) for more clarity.

1G. See the redlines for additional editorial comments or questions.

#### *Town Center Design Standards*

1H. A previous comment asked to identify which street will be the designated “walkable main street”. Please include what measures have been taken to meet the requirement and what will serve as the focal point.

1I. Discussion focuses on the “Central Park,” however, it is not explicitly identified in a map. Please call it out on the Master Plan to provide context for the ongoing discussion throughout the standards.

1J. There are discrepancies in Table 3.1 with opacity referenced in the Building Fenestration. Please review.

1K. Please clarify whether a separate Design Review Committee (DRC) is proposed just for the Town Center, or whether the existing DRC will handle these responsibilities. The name on Page 5 is different, so this is unclear. If it is a different committee, details need to be provided about the responsibilities, process, makeup, etc. If it is the same committee, please state that details regarding the committee are included in Tab 12.

1L. There are differences between the Street Type Dimensional Standards tables and the typical section illustrations. In some instances, for example, the median width can vary significantly. Make sure the illustration demonstrates the minimum median width and matches the table reference. If the median will vary, add (width varies) under the median dimension. Is it possible to add what may cause the median width to vary?

1M. Please add the Street Type label to each section.

1N. The removal of sidewalks in Street Type B seems counter-intuitive per the description of the uses adjacent to the Central Park on 63<sup>rd</sup> Drive. How will continuous access, especially an accessible route, be provided east-west along the northern edge of the Central Park?

1O. Provide locational context for the locations of the Street Type B typical sections rather than use.

1P. Add a note to Street Types C and D to state building facades, including awnings and eaves shall not be located within any portion of the right-of-way.

1Q. Please review all Planning, Landscape and Public Works comments regarding the proposed street cross sections in the Design Standards and the PIP. Additional discussion is needed as there are a variety of concerns, including city standard street sections, sidewalks, and building encroachments.

1R. Please provide an illustrative example of the proposed intersection design and how the pedestrian route will be defined. Public Works will have to approve any alternative materials used within the public right-of-way.

1S. Additional context is required for the edge treatment of the Central Park. Because it is not included in these plans, it is impossible to sign off on all design until connectivity and accessibility are better defined with the surrounding streets and sidewalks.

1T. Describe how surface parking lots will be “integrated into the urban core through landscaping and siting.” Code requires parking to be screened, but given the urban character, typical methods may not be appropriate. Please describe the proposed transition area.

1U. There are several areas that appear to be missing graphics. Please review.



- 1V. Building mounted mechanical equipment, including gas/electric meters, as well as, meters, etc. must be screened. Include alternative methods to screen the utilities in a confined area. The screen can include materials complementary to the building and does not have to include landscape materials.
- 1W. Provide illustrations to demonstrate the character of proposed lighting. Consider adding a requirement to put exterior building lights on timers where adjacent to residential uses.
- 1X. Reference Section 4.10.10 and Table 4.10-3 for sign allowances. Please include how sign area will be calculated per use. This is important if different uses are permitted multiple signs.
- 1Y. Please be advised, the DRC will have to enforce the content of signage. The City can regulate sign area and materials, but not speech.
- 1Z. Please ensure that requirements listed under the “Design Standards” sections use words such as “shall” and “require” as opposed to “should” and “encourage.” The latter would be more appropriate for the “Design Guidelines” sections.
- 1AA. Please review all redline comments within the Town Center Design Standards and update document with the next submittal. Please contact your Case Manager if you would like to set up a meeting to discuss the Design Standards.

#### *Letter of Introduction*

- 1BB. Comments may result in changes to the proposed plans and/or street sections. Please update the Letter of Introduction to address any proposed changes, if necessary.

### **2. Transportation (Tom Worker-Braddock / 303-739-7340 / [tbraddock@auroragov.org](mailto:tbraddock@auroragov.org) / Comments in bright teal)**

- 2A. Sidewalks are required on both sides of all streets to create a complete street cross section, including streets bordering park. Detached sidewalks are required on Ireland Street (both sides).

### **3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

#### *Public Improvements Plan*

- 3A. A sidewalk should be provided along the perimeter of the streets so that internal sidewalks within the park do not terminate in an unsafe pedestrian condition.
- 3B. Because there is parking proposed adjacent to the park and pedestrians will want to continue past the park from Jebel and/or Killarney streets, there should be a continuous sidewalk along these street frontages.

#### *Town Center Design Standards*

- 3C. Add the hatch as indicated to the Master Plan Legend. Make sure color and size of hatch match between the legend and the plan (Page 8).
- 3D. Why aren't the east side of Ireland Drive and the north side of E. 61st Drive included in the Master Plan (Page 10)?
- 3E. Please add the indicated note on Page 11 to the previous page.
- 3F. A contiguous sidewalk should be provided along the north and south ends of the park (Street Type B) for pedestrians that are wanting to continue along the streets, especially as it relates to handicapped persons or those with mobility issues. See Pages 14 and 15.
- 3G. If sidewalks within the park terminate along Jebel or Killarney Streets, then sidewalks should be provided along the park perimeter so that park visitors are not forced to exit the park out into the street. A sidewalk traversing north / south should be included along the park perimeter. See Pages 18-19.
- 3H. Review the Street Type reference on Page 21.
- 3I. To eliminate confusion, please include a graphic on Page 29 depicting the streets that are exempt.
- 3J. Aurora Water and Planning Departments do not currently acknowledge any cool season grasses that are considered drought tolerant (Page 31).
- 3K. Address the comments on Page 32 relative to the building perimeter, buffer areas and parking lot standards.
- 3L. The current and previous projects for Painted Prairie in for review, as well as, the UDO require 1 shrub per 40 sf of curbside landscape. Occasional planting beds is not consistent (Page 33).



3M. Clarify on Page 41 if the service elements that are required to be screened includes building mounted gas meters, electrical panels, and similar appurtenances, and add "Or as necessary to fully screen the such services to the last sentence under the Design Guidelines.

3N. Add labels or include symbols/patterns in the Key on Page 47.

3O. The title on Page 48 says 'Landscape Design at Monument Signs" yet the description only describes the signs/monuments themselves. Include an image/elevation design etc. of the signs and not just a description.

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

*Public Improvements Plan*

4A. Per previous comments and comments in the preliminary plat, streets shall match COA standard sections to be considered public. Sidewalks are required on both sides of streets to provide a complete street.

*Town Center Design Standards*

4B. Per previous comments, standard COA street sections shall be used to be considered public streets.

4C. Sidewalks required on both sides of streets.

4D. Street and pedestrian lighting in public right-of-way shall use COA standard fixtures and poles.

4E. No portion of building foundation is permitted to encroach into the right-of-way. Only items that are removable are permitted to encroach into the right-of-way.

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

5A. Comments are forthcoming. Please contact Brianna Medema directly with questions.

**6. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

*Public Improvements Plan*

6A. The Master Utility Study (MUS) states 12-inch and 8-inch water mains connect in Himalaya Road (Sheet 1).

6B. The MUS, CP # 220059, state there is a 12-inch water main to connect to 8-inch water main in E 61st Dr. (Sheet 3).

6C. The wet tap connection completes the loop in DA 1 (see Sheet 4). Please revise.

**7. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

*Open Space, Circulation & Neighborhood Plan*

7A. Planning areas 2R, 2S, 2T, and 2U are all proposed as part of a linear park adjacent to Lisbon Street, outside of the right of way. Please identify seating within this space, as that was not shown on the corresponding Site Plan.

7B. Please narrow down the triggers for PA-2G to only include those directly adjacent.

*Town Center Design Standards*

7C. Since the Central Park is considered open space, PROS would still like to see a mix of green spaces. Re-word to say 'Encourage a mix of green spaces and paved areas for flexible uses [...] on Page 27.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. See Pages 34-40 of the Design Standards for comments. There are some building encroachments into the right-of-way that need to be corrected prior to the acceptance of the Master Plan.

**9. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

9A. Please contact Roberta Bloom directly to coordinate public art for the Town Center.