



April 27, 2020

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

Dear Sarah,

Thank you for the letter regarding the technical submittal of Painted Prairie FDP Amendment and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

1. Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)
1A. Address minor comments from Planning on Tabs 6 and 10 and in the PIP.

All comments in TAB 6, TAB 10 and in the PIP have been addressed.

2. Airport Issues (Porter Ingram / 303-739-7227 / pingrum@auroragov.org)
2A. Please complete the avigation easement for the remainder of the Painted Prairie property prior to submitting final mylars for the FDP.

Acknowledged. An avigation easement has been recorded Adams County for Phase 1. The applicant will work with the City of Aurora and provide the required form and legal description for the filing of the avigation easement for the remainder of the property prior to the recordation of the FDP.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
3A. Although the FDP states that the landscaping will meet or exceed the UDO standards and that should a conflict exist between Tab 11 and the UDO, the most restrictive shall govern, a note should be added that sod within curbside landscape areas (formerly tree lawns) is only permitted within curbside landscape areas that are 10' or wider. Anything smaller than that may not be sod. An adjustment cannot be requested at the FDP-level because the FDP has already been administratively approved. Any adjustments must be requested at the time of Site Plan / Preliminary Pat.

Our position is that the use of sod in the curbside landscape area is not a lesser standard that what the UDO requires. It is merely a different aesthetic that aligns with the principles of Traditional Neighborhood Design that are at the core of Painted Prairie, and is consistent with the current Painted Prairie design and current vesting. The design standards submitted are to allow for differences from the UDO standards (but consistent with previous entitlements and Phase 1 construction) to result in an overall character and quality of the community that is unique, which is what the City requested from this project in 2003. The example imagery shown in the UDO for curbside landscape areas (Figures 4.7-4 and 4.7-8) are that of a spine road condition where the homes back to the street and there is no direct connection from back of home to sidewalk or on-street parking to sidewalk. These types of streets are devoid of a sense of community. These images are completely counter

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to the tenants of Painted Prairie, the existing Painted Prairie approvals and the Phase 1 construction. This is not a spine road development and therefore should not be held to standards that try to make it look and act like one. Accordingly, the use of sod in the curbside landscape area has not been removed from the Landscape Standards.

3B. Natural stone pavers and concrete pavers are not permitted in the curbside landscape area. The city would consider the placement of pavers at key locations, but pavers should not fill the entire curbside landscape area. Please provide more specific parameters about where these would be located if proposed. See additional comments in Tab 11.

Specific parameters for the placement of Natural Stone Pavers and Concrete Pavers within the curbside landscape area have been provided.

3C. State that ornamental trees are accents only and cannot be the primary tree in Tab 11.

Statement has been added to TAB 11 where indicated in the document comments.

3D. Substitutions for landscaping may only be permitted in street and non-street frontage buffers where the applicant has demonstrated that the site is encumbered. Encumbrances include overhead and underground utilities, floodplain easements, and other similar issues. Self-imposed encumbrances, such as drainage swales, shall not be deemed encumbrances. Applicants shall design their sites to provide the required buffer depths and plant materials.

TAB 11 language has been updated to clarify permitted substitutions.

3E. Address all redline comments in Table 11.1 in Tab 11.

Table 11.1 has been updated per redline comments.

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

4A. The FDP Amendment will not be approved until the Master Drainage Study is approved. Comments were provided on 2/7/20 and no subsequent submittal has been made.

The Master Drainage Study is targeting to be resubmitted on April 24, 2020.

4B. How is the CIG easement being addressed along Lisbon Street? The sections proposed do not reflect the easement and the options last proposed to the city.

The CIG easement is being addressed as it has been proposed since 2003, prior to the original FDP approval in 2007. The easement is located in between the two sections of Lisbon Street with one travel lane in each direction and one side of parallel parking on the opposite side of each travel lane. There have only been minor adjustments to the easement area and cross section through the FDP Amendment process and in coordination with CIG. The easement area between lanes has been widened slightly from 66' to 75' as a courtesy and accommodation of CIG due to their lines not running exactly parallel to the easement. In addition, the Lisbon Street ROW has been adjusted to not include the easement property except as needed for standard street ROW (one foot behind curb.) These easement areas are not allowed by COA to be counted as open space credit, neither will COA be irrigating nor maintaining the easement area (CIG prefers to not be located within the public ROW where possible.) Lastly, the northern most section of Lisbon has also been shifted to the east as required in order to align with the existing continuation of the street north of 64th Avenue. In this location the CIG easement runs parallel to and west of the ROW.

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

5A. Item #3 from the last comments has not been addressed: Public art plans typically include imagery representing the types of projects and materials that might be similar to the types of projects that would be considered. Please add some visual resources.

With the requirement that a professional artist must be retained to satisfy the provision of public art, how are we to select imagery that will be an accurate representation of what may be created at Painted Prairie? Any visual resources that would be provided at this time would be either misleading or boxing in the creative process and potentially creating unnecessary constraints on the artist. This is equally challenging when there is not a site(s) that are specifically selected to take inspiration from. Lastly, the City will be kept informed as artist selection, location and concepts are defined through the process.

5B. There are some budget corrections that need to be made: 1) In the Mixed Use category, there seems to be a math error. $83.82 \times 508.88 = 42,654.32$ (not $42,651.32$); and 2) The non-residential category, the rate is \$540.00 (not \$508.88). $\$540.00 \times 24.32 = \$13,132.80$ (not $\$12,375.96$). Based on these corrections, the new total budget is \$184,003.80. Based on this new total, corresponding corrections need to be made to the line items included in the section identified as: Itemized Expenses per Total Budget.

The budget corrections to the overall budget and the itemized expenses.

5C. At this point, the public art plan should include a map identifying potential sites for public art, and why they have been selected. This must be included with the next submittal.

A map of potential locations for public art has been provided. The map has also been noted to state: The locations shown are potential and for illustrative purposes only. Public art is not required to be provided at all locations shown. Public art is not limited to the locations shown on this map. We firmly believe that the selected artist should be part of the site selection process as it is a key component to their creative process.

5D. Using that map (above) and your anticipated construction timeline, please identify which site(s) you anticipate might be first to be developed, and state approximately when you anticipate work to begin in that area. Include this information in your timeline.

Since the map is showing potential locations for the property and not definitive locations, there is no way to define which sites will be developed first or even if there will be multiple sites. With the budget required by the City's regulations, the requirement for public art at Painted Prairie could be provided at a single location with one significant piece. We have provided as much information as possible in our overall timeline.

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

6A. The FDP Amendment will not be approved until the Master Utility Study is approved.

The MUS was approved on April 14, 2020. #2017-301497S

Sincerely,



Brent Martin
Managing Partner
Landscape Architect

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