

15 April 2021

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Painted Prairie Phase 2 – E. 56th Avenue Improvements Himalaya to Picadilly – Site Plan for Infrastructure

Dear Jacob,

We are pleased to be submitting the infrastructure and landscape plans for the next phase of the Painted Prairie arterial roadways. The following documents are included for your review: Painted Prairie E. 56th Avenue Infrastructure – Property Owner Authorization, Mineral Rights Affidavit, Site Plan for infrastructure and a Preliminary Drainage Report.

Site Context

The Painted Prairie development is the new frontier of urban/suburban development in the Front Range. As you know, it has been a 14-year+ endeavor, and our goal from the outset has been to create a new urban community, welcoming a diverse mix of residents and providing a community unlike any other in Colorado. Located proximate to Denver International Airport and adjacent to the Gaylord Rockies Resort & Convention Center, Painted Prairie offers a unique setting for new homeowners and visitors alike. With the recent completion of the Phase 1 Parks and Open Spaces and the ongoing construction of approximately 600 homes in Filing 1, we are thrilled that this vision is becoming a reality.

The E. 56th Avenue Improvements Plan comprises approximately 1 mile of roadway and is governed by the Painted Prairie Master Plan. The submitted project is bounded by future filings of Painted Prairie to the north, the southern half of East 56th Avenue and Green Valley Ranch in Denver to the south, The Parking Spot to the west and undeveloped land owned by ACM Moffitt VII CRE LLC to the east. Included in this application are proposed infrastructure and landscape improvements for approximately 1 mile of roadway, including a new median, the northern half of the E. 56th Avenue roadway and Right of Way as well as the +/- 40-foot wide open space buffer landscape area north of the public Right-of-Way.

E. 56th Avenue is envisioned as visual continuation of the landscaping treatment already approved and installed along Picadilly Road, but with a grander-scale approach to topography, materials and signage and planting due to its importance as a major east-west arterial. The existing PSCo and CIG utility easements limit the ability to plant trees along portions of the 56th streetscape. As a response, the design utilizes topography, stonework, drifts of shrubs and grasses and strategic perennial plantings to create a highly visual and dynamic landscape. The 10' wide concrete path meanders between the bermed landforms, giving users a series of varied experiences as they pass through.

Right of Way

The proposed right of way indicated on the plans will be dedicated once the street section has been finalized and approved by City of Aurora and City of Denver.

Site Plan for Infrastructure

The Site Plan for Infrastructure for E 56th Avenue includes street rights-of-way, open space and median landscaping and also the details on grading, drainage, utilities and utility easements as required by Public Works.

Grading and Drainage

East 56th Avenue is located directly south of the Painted Prairie Development. The road will follow existing drainage patterns and will ultimately drain into the Painted Prairie Development. The eastern portion of the road will be collected via on-grade and sump inlets that connect to the storm pipe installed with Himalaya Road Improvements. This pipe will drain to a pond centrally located within the Painted Prairie Development and ultimately outlet to the First Creek watershed. The western portion of 56th Avenue will be collected via on-grade and sump inlets and will drain to existing retention ponds. These two retention ponds are located north of 56th Avenue between N. Lisbon Street and N. Picadilly Road and were constructed as part of the Green Valley Ranch Development south of 56th Avenue.

UDO Approval Criteria

The Painted Prairie E. 56th Ave Improvements Himalaya to Picadilly - Site Plan for Infrastructure complies with the UDO approval criteria governing the existing Master Plan.

Thank you for you and your colleagues' time, consideration and review. I look forward to working with you again through the process of this submittal. Please do not hesitate to contact me if you have any questions.

Sincerely,



Mark Naylor, RLA