

## ***Project Introduction***

The Painted Prairie team is pleased to present for your review our application to amend the existing Painted Prairie FDP. This submittal is the culmination of three years of collaborative planning between our team and the City of Aurora, and twelve years of evolution for the Painted Prairie project as well as the City of Aurora - since the original FDP was approved in 2007. In keeping with the 2003 Comprehensive Plan under which the project was originally conceived and approved, as well as adopting the vision contained in the *Aurora Places* Comprehensive Plan, the Painted Prairie FDP Amendment continues the Painted Prairie legacy of establishing new standards for design, quality and livability in Aurora.

Since the original Painted Prairie FDP was approved in 2007 much has changed, and mostly in a very positive way:

- Painted Prairie has commenced construction on its first 600 lots, homes will soon be under construction with 5 great home builders.
- The Gaylord Rockies Resort and Conference Center was located across 64<sup>th</sup> Avenue from Painted Prairie and is open and operating in its grandeur.
- The Commuter train to DIA has been built and is operating.
- Pena Station rail stop has been constructed.
- The Panasonic North American Headquarters of their Intelligent Cities program has been constructed.
- DIA has grown significantly and is under construction on over \$3.2 billion in upgrades and additional capacity.
- Karcher has begun construction on their North American Headquarters in the Porteos project just east of Painted Prairie.
- The Aurora Highlands project has launched.
- The Aurora RTA has been created.
- 56<sup>th</sup> Avenue has been upgraded, Himalaya has been constructed, and 64th Avenue has been constructed and has opened.

The City of Aurora is projected to more than double in size by the year 2060. Like any city experiencing sustained and significant growth, Aurora must accommodate its expansion while continuing to enrich its civic life. Aurora will continue to establish its identity as a meaningful and unique community for its citizens through the creation of long-lasting, sustainable neighborhoods. Young, healthy neighborhoods embrace complexity and diversity, connectivity and social equity. Painted Prairie is designed from such principles in order to contribute to Aurora's sense of community, identity and culture.

Painted Prairie will provide quality housing opportunities in a broad array of housing types and price points while also creating a vibrant Town Center help establish the "Entertainment District" envisioned in the *Aurora Places* Comprehensive Plan. This new Town Center will add significantly to the City's commercial tax base.

Three integral strategies guide the Painted Prairie framework: i) The community is planned around the site's natural features and existing conditions, as it is situated on a geographically unique and historically significant part of the High Prairie. ii) The design of a continuous open space system dedicates the most prominent areas for public use to enhance civic life. iii) Connectivity is central to the Painted Prairie concept. Interconnections between residents and "places", as well as with adjacent communities and to the greater region are major features of the design. ***Painted Prairie is focused on place-making.***

The result is a site plan rich in complexity and character. The parks and open space network connect into the regional trail system, and celebrates the culturally significant Highline Canal. The central park is located on the site's natural high point, capturing the expansive views of the Front Range. The residential neighborhoods are characterized by a variety of housing types, architectural styles and densities as well as price points, centered on streets that promote pedestrian friendly permeability, safety and visual interest.

One of the main factors causing the need for this FDP Amendment, is to respond to the changed environs resulting from the creation of the Gaylord project. This grand project has significantly transformed the area and a plan adjustment at Painted Prairie was required as a result.

The major component of this FDP Amendment is to move the commercial center of Painted Prairie from its originally envisioned location at 56<sup>th</sup> and Picadilly, to the now warranted location across from the Gaylord. This adjustment is not only fundamentally dictated by the location of the Gaylord but it also is consistent with and responsive to the "Entertainment District" designation as shown in the *Aurora Places Comprehensive Plan*.

In the adjusted FDP, a commercial town center 'main street' district, which creates a viable economic center and an activity/entertainment focus, is located across 64<sup>th</sup> from the Gaylord and is thoughtfully linked to the Painted Prairie community, the park and trail system and the surrounding street network. The town center 'main street' district represents a mixed-use retail, entertainment, hospitality and housing strategy fundamental to the Painted Prairie plan. Designed to serve local as well as regional demand, market forces and commercial real estate practices are balanced with a walkable, pedestrian scale retail environment.

This FDP Amendment is designed to accompany an overlay of the Sustainable Use Neighborhood (SUN) classification. The SUN overlay was specifically written and created to be used for design oriented, neo-traditional communities such as Painted Prairie. This zoning overlay was requested by City staff and is fully endorsed by the applicant/owner. Under the new Unified Development Ordinance (UDO), which has an effective date of September 21, 2019, the SUN classification is now referred to at the Flexible Residential Lot Option.

The Painted Prairie FDP represents a visionary approach to city/community building and is poised to deliver a great community for its residents and the City of Aurora as a whole. The design anticipates the future challenges inherent to a growing city, and envisions creative, sustainable solutions. A true community, Painted Prairie will be a source of civic pride and identity, and ultimately become a beloved part of the City of Aurora.

This FDP Amendment is a warranted and necessary response to changed circumstances and conditions, which are primarily comprised of the Gaylord Rockies Resort Hotel project and the updated *Aurora Places* Comprehensive Plan, in combination with the Flexible Residential Lot option.

We hope you are as excited as we are about Painted Prairie, and we look forward to the continuing partnership in making Painted Prairie a reality.

### ***Owner & Design Team***

The Applicant, Painted Prairie Owner, LLC (“PPO”) is the Owner of Painted Prairie (not inclusive of the 600 lots currently under construction which are owned by five homebuilders.) PPO was created for the primary purpose of purchasing and developing the Section 11 property into a signature master planned community in Aurora, Colorado. PPO benefits from the financial strength, knowledge and skill of its members, those members include Alberta Development Partners, PCCP, Grandview Partners and Resolute Strategies, Inc.

An affiliate of Alberta Development Partners (“Alberta”) is the Operating Partner of PPO. Alberta has a long and well-established track record of developing the finest retail/commercial projects as well as having experience developing master planned communities. Alberta’s projects are located around the United States and include major projects in the City of Aurora including the *Southlands Mall* and *Arapahoe Crossing* projects.

Resolute Strategies, Inc (“RSI”) is the project manager for the Painted Prairie project. Christopher Fellows, founder of RSI has over 35 years’ experience in the land development and real estate finance business in Colorado.

PCCP and Grandview Partners are multi-billion-dollar real estate investment enterprises with tremendous financial strength, industry knowledge and expertise. They bring a solid financial foundation to the PPO venture and the Painted Prairie project

Painted Prairie has retained some of the finest professionals in the country to be part of the team designing and developing this project.

The original design for Painted Prairie was envisioned and designed by Peter Calthorpe of Calthorpe Associates in Berkeley CA., and Mark Johnson of Civitas in Denver. These world class designers are the same designers who were responsible for the land plan and landscape architecture at Stapleton. They created a truly unique and special plan for Painted Prairie.

Land planning, community design and landscape architecture are now being created by Brent Martin and the team at LandDesign in Boulder, CO. Mr. Martin and LandDesign are bringing their unique talents and an updated, current market view to address the changes in the marketplace since the original Painted Prairie plan was created in 2005. LandDesign, the new project design lead, is internationally recognized for its innovative leadership in urban design, landscape architecture, and master planning. For over forty years the firm has assisted private and public clients in shaping new forms of growth and redevelopment -- forms that help reestablish a sense of place, scale, history, and environmental balance within the built environment.

Civil Engineering services are being provided by CVL Consulting. CVL is a Colorado based firm. They are extremely well versed in residential and mixed-use projects, specializing in all facets of the civil engineering disciplines necessary to deliver a quality project. CVL is prolific in their work and understanding of engineering design for projects in Aurora, Colorado, having perhaps more experience in Aurora than any other civil engineering firm.

Traffic Engineering is led by Felzburg Holt & Ullevig. The firm specializes in transportation planning, traffic engineering and civil engineering design. The strength of the firm comes from a group of principals with many years of technical and management experience who are actively involved in projects. The firm in 2000 completed the 56th Avenue Access Control Plan. The plan is a 9.5 mile segment of 56th Avenue between Dunkirk Street and Imboden Road. Additional projects of relevance are as follows:

- Aurora Northeast Area Transportation Study
- Aurora Traffic Conflicts Study
- Southlands Retail Center
- Aurora Municipal Center

### ***Adjustments***

As further detailed in Form B of the FDP submittal, Painted Prairie is seeking waivers in the following sections of Aurora Municipal Code in addition to the waivers currently approved under the existing FDP:

Current Approved Variance:

- 126 (Variance from Public Works' typical street cross section, and not a Zoning Code adjustment): Amend Aurora standard street sections to Painted Prairie specific street sections.

Additional Adjustments Sought:

- 146-4.7.9: Removal of required masonry columns along arterials.

We are confident that Painted Prairie will be an innovative and unique community for the City of the City of Aurora that adds value and enhances the quality of life for those living in or near Painted Prairie. We are committed and eager to work with you to bring this project to reality.

As mentioned, the requested FDP Amendment is primarily a response to addressed changing market conditions, primarily the creation of the Gaylord Rockies Resort and Conference Hotel and not a significant departure from the existing FDP.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Fellows", with a long horizontal flourish extending to the right.

Chris Fellows  
Authorized Representative  
Painted Prairie Owner, LLC