

August 25, 2021

City of Aurora
Zoning and Plan Review
15151 E Alameda Parkway
Aurora, CO 80012

Attn: Sarah Wile – Planning Case Manager

Re: Painted Prairie Town Center Park – Site Plan with Adjustments-Comment Responses

Planning Department Comments

1. Community Questions, Comments and Concerns

1A. Referrals were sent to seventeen adjacent property owners and two registered neighborhood organizations. No comments were received with the first review, so staff does not believe a neighborhood meeting is warranted at this time. However, staff is happy to help organize a meeting if you would like to share the plans for the Town Center with Painted Prairie residents.

Response: Acknowledged

2. Completeness and Clarity of the Application

2A. Please update the Letter of Introduction to include additional information. This letter should provide a detailed summary of all aspects of the project (site layout, building architecture, adjustments, location with the Town Center, etc.) so that someone from the public could read it and understand what the proposal is without looking at a Site Plan. This is also important for the Planning & Zoning Commission public hearing.

Response: An updated Letter of Introduction has been included in the resubmittal to address the items listed.

2B. Revise the title of the Site Plan to be “Painted Prairie Town Center Park – Site Plan with Adjustments” because there are adjustments requested.

Response: Acknowledged- Buildings and the associated trash enclosures have been removed as part of the resubmittal. This resubmittal is meant to consider the park without the additional buildings and uses and will no longer require adjustment approval.

2C. Please make all requested revisions to the Cover Sheet, such as adding lot and tract numbers to the legal description, making street names larger in the Vicinity Map, updating notes, and enlarging the Amendment Block.

Response: This has been addressed as part of this resubmittal.

2D. Remove “of 19” from all sheets in case additional sheets are added with future amendments.

Response: Acknowledged and addressed as part of this resubmittal.

2E. Address redline comments on the Data Block. Additional categories should be added and some of the information / calculations should be reviewed for accuracy.

Response: Acknowledged and the items marked that still apply have been addressed in the resubmittal.

2F. Include the Planning Area numbers for all adjacent sites on all sheets.

Response: Planning Area numbers have been included as part of this resubmittal.

2G. Please gray back all off-site improvements so it is clear what is proposed with this Site Plan versus other Site Plans. Also note the Case Number for those other application(s).

Response: Acknowledged and corrected as part of the resubmittal.

2H. Please note that an approval letter (for the site design and building elevations) from the Painted Prairie Design Review Committee (DRC) is required prior to the Planning & Zoning Commission public hearing. Please coordinate with the DRC on the review of this application.

Response: Acknowledged and when it is appropriate to engage the DRC, we will seek their approvals.

2I. A payment of \$19,063.50 is due prior to the next submittal being uploaded to the development review website. The invoice was emailed to the applicant on March 24. Referrals will not be sent out until this is paid.

Response: Acknowledged

2J. 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. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: Acknowledged

3. Zoning and Land Use Issues

3A. On the Site Plan, please clearly show the building footprints (including upper stories) as it is difficult to distinguish these currently. In addition, please note the square footage and gross floor area for each building on the plan and identify all primary building entrances.

Response: Buildings and the associated trash enclosures have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. This resubmittal is meant to consider the park without the additional buildings and uses.

3B. Per Section 146-4.7.8.B.2.b, "all trash dumpsters and recycling bins placed on an existing or developing site must be enclosed and set back at least 12 feet from adjacent properties with residential or commercial uses. The access opening shall be oriented so that the container is not visible from adjacent properties or public streets." The proposed trash facility locations do not meet this requirement, so an adjustment would need to be requested if the Site Plan is not revised. Please provide details about how trash trucks would access these dumpsters from the street and how you plan to mitigate the negative impacts. It also appears that the dumpsters may be in the utility easement.

Response: Trash enclosures have been removed as part of the resubmittal. Their locations will be submitted at a point when their associated building's use and design are fully determined. This resubmittal is meant to consider the park without the additional buildings and uses. Once we have direction on the buildings, we will consider their location as they relate to this requirement.

3C. Per Section 146-2.5.5.B, the city has a High Point Park Mountain View Preservation Overlay that impacts much of the Painted Prairie development. 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 (see attachment at end of review letter). With the next submittal, please overlay the proposed building locations and heights on this map to verify that the buildings are in compliance with the height restrictions (if within the view corridors). Please submit this analysis as a separate document.

Response: Initial analysis was done to determine whether buildings on the site would impact this. Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. This resubmittal is meant to consider the park without the additional buildings and uses. The High Point Park Mountain View Preservation Overlay will come into play when the buildings' designs are more complete.

3D. Any monument sign locations must be depicted on the Site Plan and details should be provided on the Site Details sheet. Review the Painted Prairie Town Center Design Standards to ensure compliance with those. In addition, please clarify what the "Specialty Electronic Signage Ribbon" is that is noted on the Photometric Plan.

Response: Currently, no monument signs are considered as part of the park plan. The "Specialty Electronic Signage Ribbon" is part of the larger entertainment integrated function for the park that is still being developed.

3E. Provide more information on the "pole forest" shown on the Site Plan and include a detail of what this is.

Response: These elements have been drastically reduced and will now be reflected on the lighting plans.

3F. Are there any designated outdoor seating areas for the F&B buildings on the ground level? If so, are there any fences or railings proposed around those buildings to designate these areas? Please identify locations on the Site Plan if there are.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. This resubmittal is meant to consider the park without the additional buildings and uses.

3G. Tab 7 of the Painted Prairie Master Plan identified public art within this park. Where will that be located? Please identify the location on the Site Plan with the next submittal and coordinate with Roberta Bloom (Public Art Coordinator) on the actual art piece.

Response: Currently there are plans to include Digital Electronic Media is intended to meet part of the requirements of the Public Art and is being developed further. Ownership plans to update the public art plan and will submit those updates in the next couple of weeks.

3H. Please provide details on any wayfinding signage that is proposed on the site and identify locations. This is very important given the desire to utilize on-street parking and future off-site parking areas for the development, as well as for placemaking within the Town Center.

Response: Currently, no wayfinding signs are considered as part of the park plan.

4. Adjustments

4A. The Letter of Introduction states that "there are no variations that we are requesting to deviate from the City Code." However, this is not accurate as adjustments are needed for a parking reduction and for the location of trash facilities. Please revise this language in the Letter of Introduction. All adjustments need to be noted in this letter (identify the applicable code section, the code requirement, and the adjustment request) and detailed justification must be provided. Also reference the Major Adjustment approval criteria in Section 146-5.4.4.D and state how you are addressing each of those items.

Response: Buildings and the associated trash enclosures have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. This resubmittal is meant to consider the park without the additional buildings and uses. Parking associated with the buildings is not considered with the resubmittal and perimeter parking is shown as requested.

4B. All adjustment requests should be noted on the Cover Sheet. Please include the applicable code section, the code requirement, and the request (i.e. 117 on-site parking spaces are required per Section 146-4.6.3 and 0 on-site parking spaces are proposed).

Response: There are no requested adjustments with this resubmittal.

4C. Based on the first review, it appears that two adjustment requests are needed, one for the parking reduction and one for the trash facility locations. Because see Item 5A for additional discussion on the parking reduction and Item 3B for additional discussion on the trash facility locations.

Response: There are no requested adjustments with this resubmittal.

5. Streets, Pedestrian, and Parking Issues

5A. A more detailed parking study is required with the next submittal to allow staff to evaluate the quantity and location of proposed parking for the Town Center Park. The parking study should be separate from the traffic letter / study. The proposed approach to parking will require a Major Adjustment and the revised parking study should provide necessary, detailed information and justification for the Planning & Zoning Commission public hearing. The revised parking study should include the following: 1) Identify the exact number of on-street parallel parking spaces in proximity to the park. Provide a graphic showing those locations with the approximate distances to the park; 2) Identify the locations of future off-site parking lots / garages in proximity to the park. Provide a graphic showing these locations with the approximate distances to the park, as well as information about how parking will be shared / shared parking agreements; 3) How accessible parking requirements are being met. Based on the required amount of parking spaces, 5 accessible parking spaces should be provided; 4) Include more details on the expectations for adjacent PAs in the Town Center to provide on-site parking; 5) Identify ADA routes to the park from proposed parking and within the park; and 6) Information on wayfinding signage to assist with visitors finding parking.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. The applicant will commit to preparing a more comprehensive parking analysis of the mixed uses surrounding the park as part of the first building development site plan.

5B. Per the definition of gross floor area in the UDO, the required parking calculation should only be based on interior portions of the buildings, not outdoor patios. Please provide specific details on the gross floor area of each level of the buildings and differentiate between indoor and outdoor areas. This may reduce the amount of required parking slightly. Update the Site Plan and parking study accordingly.

Response: The building SF, interior and exterior, will be included when the final building use and design are fully determined.

5C. Please address accessibility, including accessible parking and accessible routes, with the next submittal. The current Site Plan does not appear to show any accessible parking spaces or accessible routes, so it is unclear how this is being accomplished.

Response: Accessible routes have been shown in the Site Plan and currently parking is shown immediately adjacent to the Park. The ability to provide accessible parking within surrounding developments will be determined when those blocks are fully designed and developed.

5D. Please provide pedestrian crossings on both sides of all intersections that connect to the development. The current Site Plan only shows pedestrian crossings at some corners. Given that visitors could be parking on all surrounding streets, it is important that there are many safe locations for people to cross the street to access the site. Please depict these crossings on the next submittal. This will require some revisions internal to the

site, such as relocating concrete walls, but is needed to enhance connectivity within and to the site.

Response: Acknowledged and this is updated in this resubmittal.

5E. Because that all visitors will need to cross the adjacent streets to access the park / buildings, please provide enhanced pedestrian crossings at all intersections to improve safety. Staff recommends using thermoplastic pavers to accomplish this because you can be creative with the design of the crossings, using unique designs and colors. They also can serve as a placemaking / branding element. Sheet 6 of the Site Plan has photos of a few examples from other cities. Please show the enhanced crossings with the next submittal and provide details on how they will be designed.

Response: Enhanced crosswalks are not being provided with this project. The Town Center Master Plan (TCMP) allows them to be installed, but they are not required per the TCMP or by City of Aurora code.

5F. It appears that the proposed bike racks do not comply with Section 146-4.6.4.F.2, which requires that bike racks be designed to provide at least two points of contact with the bicycle. If this is accurate, please select another fixture. In addition, staff recommends providing more bike rack on-site in convenient locations given the proposed parking reduction request.

Response: The bike rack detail has been adjusted to demonstrate compliance as part of the resubmittal.

6. Architectural and Urban Design Issues

6A. Please provide colored elevations and renderings as a separate document with the next submittal. It is difficult to review the building elevations without these. In addition, please provide a PDF that identifies all colors and materials with sample images of each material and color that is proposed for each building.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

6B. Per the Street Standards section in the Painted Prairie Town Center Design Standards, the minimum first floor building height for buildings facing Jebel Street and Killarney Street shall be 18' from floor to ceiling, but it appears that the two F&B buildings are at 17'. In addition, the ground floor transparency for these streets shall be 70% and the upper floor transparency shall be 40%. Please provide a calculation showing that you are meeting these standards for each building.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

6C. Address miscellaneous redline comments on the Building Elevation sheets.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

7. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found here.

Response: Acknowledged. The Town Center Filing 1 Plat will provide addressing to the two lots within the park.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

8A. The plant call outs cannot be grouped. This must be treated like a regular Landscape Plan and the individual plants must be labeled.

Response: The callouts have been updated as part of this resubmittal.

8B. Add street names to the Landscape Plan.

Response: Street names have been added as part of this resubmittal.

8C. The locations of the dumpsters along the street may be problematic from both a vehicular movement and aesthetic standpoint.

Response: Trash enclosures have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their associated building's use and design are fully determined.

8D. Add "Not for Construction" to all landscape sheets. 8E. Add a legend for all mulch types and sod.

Response: Acknowledged and updated for this resubmittal.

8F. Show the 8" PVC water line on Sheet 7.

Response: This has been addressed as part of this resubmittal.

8G. Add the requested landscape notes to Sheet 7 and remove all contractor / construction notes.

Response: This has been addressed as part of this resubmittal.

8H. Update the plant schedule on Sheet 11 per redline comments.

Response: This has been addressed as part of this resubmittal.

OTHER DEPARTMENT AND EXTERNAL REVIEWER COMMENTS

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

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Response: Acknowledged. The Preliminary Drainage Report has been resubmitted for review.

9B. The drainage easement is only required for the inlet, not the private pipe.

Response: The drainage easement has been adjusted to only include the inlet.

9C. Private easements can be dedicated for private on-site storm infrastructure.

Response: Private easements for the storm sewer will be submitted and coordinated with Andy Niquette after all substantial comments on the site plan have been resolved.

9D. Provide ROW dimensions for all of the streets.

Response: ROW dimensions have been provided.

9E. Traffic will have to be stopped for the trash dumpsters to be serviced? And people will have to walk into traffic to dispose of trash?

Response: Trash enclosures have been removed as part of the resubmittal. Their locations will be submitted at a point when their associated building's use and design are fully determined.

9F. Provide a legend on all sheets.

Response: A legend has been provided on all sheets.

9G. Show and label proposed easements on all sheets.

Response: All easements within the park have been labeled.

9H. There is a minimum 2% slope for all non-paved areas.

Response: All non paved areas are at a 2% slope minimum.

9I. Structural calculations are required for all cast-in-place walls with the first Civil Plan submittal.

Response: Acknowledged. All cast-in-place walls have been removed from the project.

9J. Clarify whether the lights in the ROW will be maintained by the owner or the city. If they are city lights, they need to meet the city's standards.

Response: All lights in the ROW will be owned and maintained by the city. These lights will be designed, permitted, and constructed as part of the Town Center Filing 1 project (RSN 1517440).

10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

10A. The submitted traffic / parking letter requires significant updates and analysis. 1) The conversion of 2 two-way streets to a one-way couplet requires additional analysis appropriate for a detailed TIS. Please run intersection analysis for intersections 15, 17, 18, 22, 23, and 24 (Town Center at Painted Prairie TIS). Provide this in the next submittal. 2) Please provide your own updated trip generation. This trip distribution should include the F&B buildings, tree house building, and park trips. Please provide a table for comparison with the original TIS trip generation. 3) Provide trip generation for event traffic. It is stated that most event traffic will be internally captured

due to the surrounding mixed-use development. However, farmers markets, public concerts, and art walks will attract outside interest. Please provide more information or justification (peer reviewed research, ITE) for the lack of added trips. 4) Provide excerpt pages from the MTIS showing the trip distribution and proposed uses for the site. 5) Provide discussion of application of elements from the Traffic Calming Toolbox. How can pedestrian safety be improved at the crossings along the park frontage? 6) Provide discussion on the circulation of delivery vehicles. Please provide figures with specific areas identified for this with sign recommendations. 7) Include the Site Plan. 8) Traffic letters and detailed traffic studies submitted to the city shall be signed and stamped by a registered PE.

Response: A memorandum dated June 14th, 2021 was submitted concerning the conversion to one-way streets. City comments were provided, and an updated version was subsequently prepared, dated July 15th, 2021. Those memos present projections based on the master development plan.

The park site plan is now much simpler in nature consisting of only a park, with no buildings. Potentially, an updated analysis might be appropriate at the time the first building site plan in which a building permit will be needed. The analysis that has been provided to date shows that there is more than enough reserve capacity given the development plan as previously contemplated, suggesting that land use changes would need to be significant for operational issues to surface. With respect to events, a city permit would likely be required necessitating a customized traffic control plan at that time.

10B. Provide crosswalk striping for all crossings heading into the park.

Response: This has been addressed as part of this resubmittal.

10C. Rideshare drop-off / pick-up locations are mentioned in the traffic letter. Please show these locations and any associated signage on the Site Plan.

Response: Parking has been updated to be included surrounding the site. No spaces are designated as Rideshare drop-off/pick-up.

10D. Show and label where loading for the buildings will occur.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

10E. Show sight triangles on the Landscape Plan. PEN ALO, CAL KAR, and MIS GRA will not be permitted due to the height restrictions within sight distance triangles.

Response: This has been addressed as part of this resubmittal.

10F. Add requested note to the Landscape Plan regarding sight triangles.

Response: This has been addressed as part of this resubmittal.

11. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

11A. Show and label all easements on the Utility Plan.

Response: Easements have been labeled on Utility Plan.

11B. At the time of Civil Plan review, please include a conformance letter indicating that the utility needs listed in the Master Utility Study are being met.

Response: A conformance letter will be provided with Civil Plans.

11C. How will the roof drain connections connect to sewer?

Response: Manholes have been provided for the roof drain connections.

11D. Services 2" and larger will require allocation agreements.

Response: An allocation agreement will be obtained for all services 2 inches or larger.

11E. Backflow preventers are required on all water service lines and fire suppression lines.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

11F. A private drainage easement is required for the private storm.

Response: A private drainage easement will be provided once all substantial comments on the site plan have been addressed.

11G. A license agreement will be required if the pedestrian bridge lies over the emergency overflow path.

Response: There are no pedestrian bridges planned for the park.

11H. Aurora Water does not have 2.5" services. Refer to Aurora Water specifications.

Response: The water services have been adjusted to be 2 inch lines.

11I. A fixture unit sizing table is needed to size the domestic water meters. However, if irrigation flows exceed domestic flows, consider providing a separate irrigation meter. Contact Nina to discuss this further.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. The water and irrigation lines have been separated for the future construction.

12. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org /

Comments in purple)

12A. An ADA route is identified, but no designated ADA parking is proposed within or adjacent to the site. Please identify where those parking spaces are.

Response: The streets and parking are not being designed as a part of this project. They will be designed and constructed as part of the Town Center Filing 1 project which is currently in Civil Plan review (RSN 1517440). The street sections have been approved by City of Aurora

12B. The footprint of the tree house building must be identified on the Site Plan with the associated acreage. Similar to the F&B buildings, this building will need to be omitted from the open space acreage totals as it is planned to be an event space that is not always accessible to the public. Please coordinate with PROS if this is not correct.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

12C. Provide details or illustrative examples for the pop jet fountain and any other specialty amenities within the park areas.

Response: Acknowledged and documentation regarding the pop jet fountain heads has been provided as part of this submittal. Further documentation will be included with future permit submittals.

13. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

13A. Revise notes on the Cover Sheet per redline comments.

Response: This has been addressed as part of this resubmittal.

13B. Provide additional parking details that describe how parking and accessible parking will be provided.

Response: The streets and parking are not being designed as a part of this project. They will be designed and constructed as part of the Town Center Filing 1 project which is currently in Civil Plan review (RSN 1517440). The street sections have been approved by City of Aurora

13C. Additional details describing FDC, Knox Boxes, Fire Lane Easement, and Fire Riser Rooms are required.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13D. See FDC relocation comments.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13E. Provide additional details about the surrounding streets. Are you proposing one-way streets? If so, please indicate which streets will serve as one-way and their direction of travel. You will need to provide a Bronto Fire Apparatus auto turn template. The template must show fire access into and around the proposed site, to include turns, and access into and out of the on-site fire lane. Turns must include turning radii. The turning template will dictate the need to address parking removal along abutting streets that may obstruct access, as

well as determine if access will need to be widened to provide an unobstructed access for fire apparatus.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. The streets and parking are not being designed as a part of this project. They will be designed and constructed as part of the Town Center Filing 1 project which is currently in Civil Plan review (RSN 1517440). The street sections have been approved by City of Aurora

13F. Provide a more distinguishable building outline as show in the key plan highlighted in blue on Sheet 2.

Building locations must be compliance with IBC lot line and property line requirements. Also, provide the measured distances from the building edges that demonstrates IBC compliance.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13G. The fire service line cannot extend and turn underneath the building. Stub out the fire service line 5' from the exterior footprint of the structure. This is typical of all sprinklered buildings.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. The fire service line will be capped within the park until the buildings are designed and constructed.

13H. Revise the fire service water line label supporting the interior automatic fire sprinkler system.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13I. Provide and identify the exterior fire riser door / rooms. Provide a 3' paved path to the exterior FDC.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13J. Add a fire hydrant in the location noted on Sheet 4.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13K. A fire lane easement configured like the dashed example on Sheet 6 may be the most practical option to achieving the required 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. The width of the sidewalk would need to increase to a minimum of 26' and meet fire lane standards.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined. The need for a fire lane will be assessed when the buildings are designed and constructed.

13L. Will there be any loading and unloading areas? If so, they must not encroach into the dedicated fire lane easement. Fire lanes shall be kept free of any obstructions that would encroach into the fire lane easement. If bollards are proposed, then a license agreement for a gating system / barrier will be required.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13M. Multiple joint lines located within the accessible exterior can be challenging to navigate for individuals with visual impairments, agility issues, and small children. It is recommended that the sidewalk is revised to consist of a smooth flat surface, making it a friendlier accessible path.

Response: All surfaces within the accessible exterior will be constructed in a manner that doesn't impede accessible users of the park.

13N. Add the requested landscape note to Sheet 7.

Response: This has been addressed as part of this resubmittal.

13O. Building elevations must show the location of the FDC, Knox Boxes, and Fire Riser Rooms.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

13P. Add the requested lighting note to Sheet 18. Also show the accessible route connecting to the building entrances.

Response: This has been addressed as part of this resubmittal.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. Add boundary information (bearings, distances, and curve data) to match the Plat.

Response: There is not a plat being submitted with this project

14B. Change the lot / tract lines to continuous solid lines.

Response: This has been addressed as part of this resubmittal.

14C. Begin the license agreement process for all encroachments into easements with Grace Gray. This must be complete before the Site Plan can be recorded.

Response: Once the substantial site plan comments have been resolved, any required license agreements will be submitted to Grace Gray

14D. A portion of the F&B building is located in an easement. Revise the easement to be completely out of the building envelope. This includes overhangs, foundations and footers. Call out the distance between the building and the easement line.

Response: Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

14E. Any easement not dedicated on the Plat will need to be dedicated by separate document. Please add the phrase "to be dedicated by separate document" to those easements. Contact Andy Niquette to start this process. This must be complete before the Site Plan can be recorded.

Response: Once the substantial site plan comments have been resolved, any required offsite easements will be submitted to Andy Niquette

14F. Label any existing easements with the reception number.

Response: Once the existing easements are recorded their reception numbers will be added to the plan set.

15. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / twooper@auroragov.org)

15A. Why are no pedestrian ADA ramps or receiving ramps included at the intersections? See redline

Response: This has been addressed as part of this resubmittal.

15B. Staff is unable to determine the number of bicycle parking spaces provided. The applicant may consider incorporating additional bicycle parking spaces beyond the amount required due to the proposed use and the applicant's assumptions about limited vehicular parking demand.

Response: 12 bicycle parking locations are provided. 7 spaces are required.

15C. Bicycle racks are required to support bicycles at two different locations on the frame (as done with the typical inverted-U bicycle racks). The proposed bicycle rack appears to be a comb-style rack where only front wheels are supported. This type is not allowed by the city. Please select a new rack.

Response: The bike rack detail has been adjusted to demonstrate compliance as part of the resubmittal.

16. Parking & Mobility Services (Scott Bauman / 303-739-7302 / sbauman@auroragov.org) -

16A. See the attached comment letter.

Response: Acknowledged. Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) -

17A. See the attached comment letter.

Response: Acknowledged. The design team is scheduling a meeting with Xcel to determine the location of Utility Easements that will not negatively impact the development of future buildings in the park.

18. Tri-County Health Department (Pang Moua / 720-200-1537 / pmoua@tchd.org) -

18A. See the attached comment letter.

Response: Acknowledged. Buildings have been removed as part of the resubmittal. Their locations are noted as future and will be submitted at a point when their use and design are fully determined.

END OF RESPONSE