



Planning Division
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Aurora, Colorado 80012
303.739.7250

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April 15, 2021

Don Provost
Painted Prairie Town Center LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111

Re: Initial Submission Review: Painted Prairie Town Center Park – Site Plan with Adjustments
Application Number: DA-1556-13
Case Number: 2021-6014-00

Dear Mr. Provost:

Thank you for your initial submission, which we started to process on March 22, 2021. We reviewed it 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 be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions or issues you may have.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 7, 2021.

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,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Brad Nelson, Farnsworth Group
Daunte Rushton, ODA
Filed: K:\\$DA\1556-13rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction (see Item 1)
- Pay fees prior to second submittal and provide an approval letter from the Painted Prairie DRC (see Item 1)
- Request adjustment for the trash facility locations (see Item 3)
- Update the parking study to include more analysis and justification (see Item 5)
- Improve pedestrian crossings and connectivity surrounding and within the site (see Item 5)
- Provide colored renderings / elevations and ensure compliance with the TC Design Standards (see Item 6)
- Address all comments on the Landscape Plan (see Item 8)
- Provide an updated traffic study that analyzes all requested items (see Item 10)
- Revise the Utility Plan per Aurora Water comments (see Item 11)
- Include details of all amenities proposed within the park (see Item 12)
- Address on-site accessibility and other Fire / Life Safety concerns (see Item 13)
- Ensure buildings are not located in easements and begin license agreement / easement dedications (see Item 14)
- Provide additional bike parking and update bike racks to meet city standards (see Item 15)
- Review comments from Xcel Energy and Tri-County Health Department (see Item 17 and 18)

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.

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.

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

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.

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

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

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

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).



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.

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.

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.

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.

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.

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.

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.

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

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.

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.

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.



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.

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).

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.

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.

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.

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.

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.

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.



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.

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.

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.

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

7. Addressing (Phil Turner / 303-739-7271 / pcturner@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](#).

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.

8B. Add street names to the Landscape Plan.

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

8D. Add "Not for Construction" to all landscape sheets.

8E. Add a legend for all mulch types and sod.

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

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

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



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.

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

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

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

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?

9F. Provide a legend on all sheets.

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

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

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

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.

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.

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

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.

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

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.

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



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

11A. Show and label all easements on the 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.

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

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

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

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

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

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

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.

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.

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.

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

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.

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

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

13D. See FDC relocation comments.

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.

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.



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.

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

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

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

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.

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.

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.

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

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

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

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.

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

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.

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.

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.

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



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

15A. Why are no pedestrian ADA ramps or receiving ramps included at the intersections? See redline comments on Sheet 2.

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.

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.

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

16A. See the attached comment letter.

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

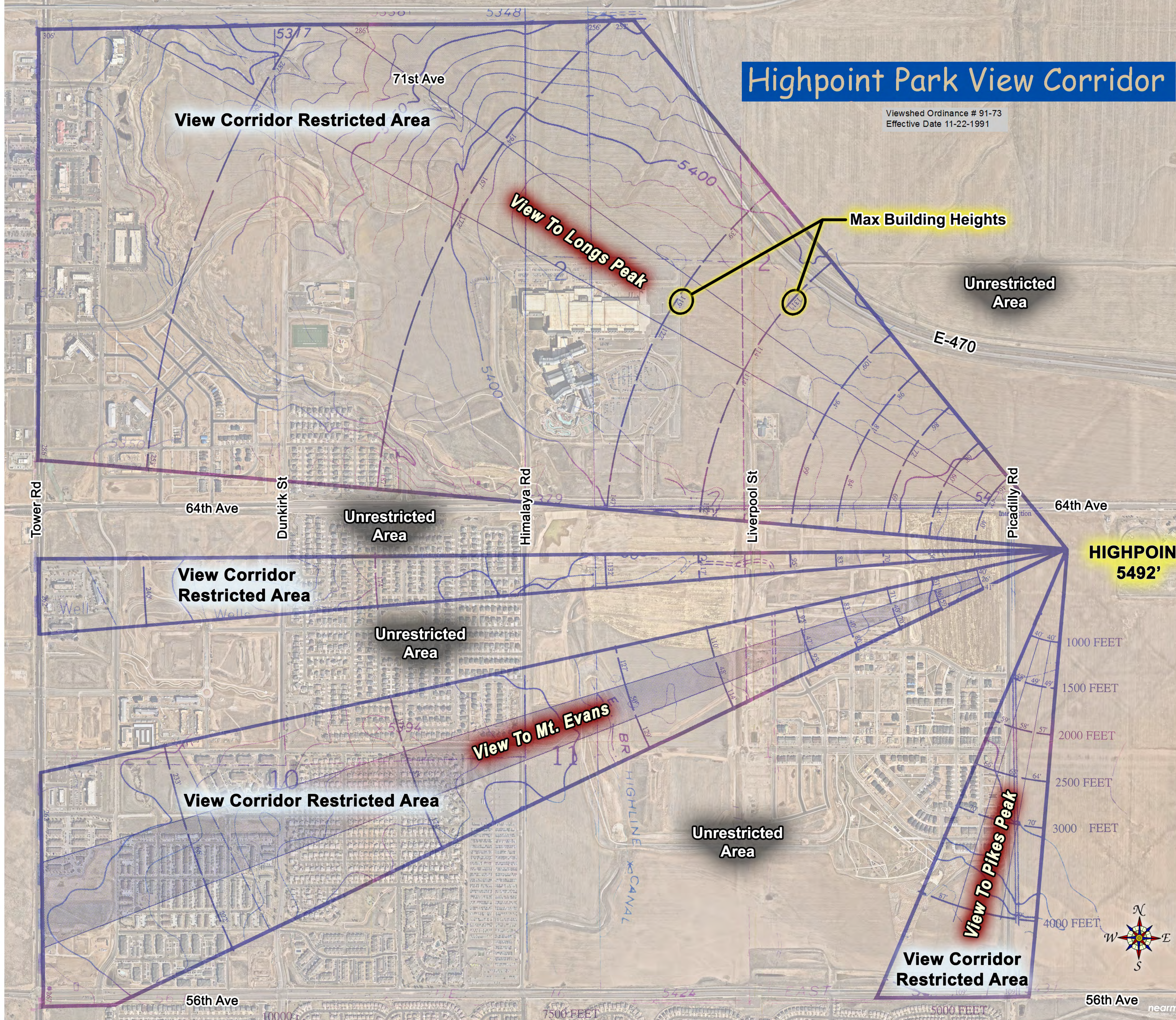
17A. See the attached comment letter.

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

18A. See the attached comment letter.

Highpoint Park View Corridor

Viewshed Ordinance # 91-73
Effective Date 11-22-1991



15151 E. Alameda Parkway, Suite 3200
Aurora, Colorado 80012
303.739.7338
email parking@auroragov.org
ParkAurora.com



March 9, 2021

PROJECT UNDER REVIEW:

Painted Prairie Improvement Authority
Painted Prairie Town Center – Treehouse Park
Parking and Rideshare/Valet Accommodations

Attached (Pages 2 and 3) are the parking comments and additional analysis requests associated with the review of the March 19th document from FHU.

Based on the FHU document written by Mr. Phillip Dunham, Parking & Mobility Services is requesting the following additional detailed parking analysis be performed to better determine the adequacy of parking for the proposed plans.

- 1.) Provide a detailed **parking supply and demand analysis study** with identified variances of all potential users (employees, visitors, F&B patrons, special event guests, etc.) by the following categories:
 - a) Daytime Use – 8 am - 5 pm, Mon - Fri
 - b) Evening Use - After 5 pm, daily
 - c) Weekend Use – 8 am – 5 pm
 - d) Peak parking times – *Please also identify all peak parking periods*
 - e) On-street impacts to existing public street parking supply (2-block radius around park)
 - f) Impacts to other nearby/off-site public parking facilities (lots and roadways) not directly associated with the park
 - g) Provide an explanation and proposed solution/plan on all unfavorable variances (i.e., when demand exceeds supply)
 - h) Impacts associated to special event park use (concerts, movies, festivals, etc.) that exceed “normal” park use demand and provide a proposed solution/plan to accommodate the high parking demands.
- 2.) Explain, identify, and detail any/all potential **peak parking days and times** and describe how the F&B facilities and Park plans to accommodate high parking demand(s) during these identified days/times.
- 3.) Explain, identify, and detail how potential valet operations for the F&B Buildings and park will be performed and accommodated.

Scott C. Bauman, CAPP, CPP

Manager of Parking & Mobility Services
Public Works Department | City of Aurora
office 303.739.7302 | email sbauman@auroragov.org



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 9, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Sarah Wile

Re: Painted Prairie Town Center Park, Case # DA-1556-13

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Painted Prairie Town Center Park**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



April 9, 2021

Sarah Wile
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Painted Prairie Town Center Park – Site Plan w/ Adjustments, DA-1556-13
TCHD Case No. 6864

Dear Ms. Wile,

Thank you for the opportunity to review and comment on the Site Plan for a park within the Painted Prairie Town Center located on the southeast corner of 63rd Drive and Jebel Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Food Service Plan Review

The site plan proposal indicates there will be Food and Beverage buildings. In the case that the buildings will be used for food establishments to sell food, the applicant shall submit a food service plan. TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the city issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities

can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Community Amenities to Support Physical Activity:

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD supports community designs and amenities that encourage people to be active. TCHD commends the applicant for providing recreational opportunities to the community.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pang Moua', with a stylized, flowing script.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD