



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

October 15, 2019

Chris Fellows
WF Prairie LLC
1700 Lincoln Street, Suite 200
Denver, CO 80203

Re: Third Submission Review – Painted Prairie – FDP Amendment with Waivers
Application Number: DA-1556-06
Case Numbers: 2006-7003-03

Dear Mr. Fellows:

Thank you for your third submittal, which we received on September 24, 2019. We reviewed it and attached our comments along with this cover letter. The letter includes comments from all 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.

The administrative decision date for the FDP Amendment is tentatively scheduled for November 6, 2019. Following the administrative decision, a technical corrections submittal is required to address all outstanding comments outlined in this review letter. Please see additional information in Item 1 regarding the administrative decision.

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 Wieder, Senior Planner
City of Aurora Planning Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1556-06rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. A majority of comments from most departments have been addressed with the third submittal except for the PROS Department (see Item 7). Based on this, you have two options for proceeding with an administrative decision. Staff can move forward with an administrative decision on Wednesday, November 6th and place a condition on the approval that PROS and the applicant come to agreement on the community park design and land dedication eligibility prior to recordation of final mylars. Alternatively, staff can push the decision date back so PROS and the applicant can resolve these issues prior to the administrative decision so that there is not this condition on the approval. Please let your Case Manager know by Tuesday, October 22nd on how you would like to proceed.

1B. Notices of administrative decision must be sent out at least 10 days prior to the administrative decision date. Once an administrative decision date has been determined per the direction in Item 1A, your Case Manager will send you instructions about how to send these notices to adjacent property owners and registered neighborhood organizations.

1C. On all documents that reference the fence masonry column request, please change the language from “waiver” to “adjustment.” In addition, please cite the new UDO section (Section 4.7.9) in lieu of the former Zoning Code section.

1D. The code sections that are referenced under the previous waiver requests from [Section 146-36](#) appear to have changed since the FDP was originally approved. Therefore, two of the previous waivers that are listed may not apply anymore. Please review this and verify prior to the next submittal.

1E. Please review comments in the FDP Narrative (Tab 6) and update the document accordingly.

1F. Address minor comments in the Urban Design Standards (Tab 10) and Architectural Standards (Tab 12).

2. Airport Issues (Porter Ingram / 303-739-7227 / pingrum@auroragov.org)

2A. Because this property is located within the Airport Influence District of Denver International Airport (DEN), the applicant must assure that an aviation easement has been conveyed to the City of Aurora and DEN for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder in accordance with [Section 2.6.2](#) of the UDO prior to the FDP being recorded. To streamline this process, the City of Aurora will record the aviation easement for the applicant. The applicant is responsible for completing the easement form (found [here](#)), obtaining the property owner’s signature and notarizing the document. Please include a legal description and survey of the property. The completed easement form can be dropped off or emailed to Porter Ingram.

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

3A. In Tab 11, update the footnote on the bottom of Page 2 to reflect the new UDO and not Article 14.

3B. Update the Street Frontage requirements in Tab 11 per redline comments.

3C. Revise the Service and Loading Area Screening standards in Tab 11 as the FDP is less restrictive than the UDO.

3D. Update the “Conformance with City of Aurora Standards” note to read that the more restrictive requirements shall apply.

3E. Review and address all other redline comments in Tab 11.

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

4A. The FDP Amendment will not be recorded / finalized until the Master Drainage Study is approved.

4B. Remove all AutoCAD SHX text from the “Comment” section in the Public Improvements Plan.

4C. Add additional statement to the language in the Public Improvements Plan on Page 7.

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

5A. Make minor revisions to the Public Improvements Plan per redline comments.

5B. The Master Traffic Impact Study is approved.



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

6A. Address comments on the Master Utility Study that were sent to the consultant. Please note that redline comments are not available on the website for this document as the uploaded version was locked for editing.

7. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

Population Designation

7A. PROS will utilize the population of 10,862 stated by the applicant in Form D for park land and open space dedication.

Land Dedication

7B. Painted Prairie is responsible for providing the following park and open space land dedication calculated from the stated population of 10,862 persons: 32.59 acres of Neighborhood Park Land Dedication, 11.95 acres of Community Park Land Dedication, and 84.73 acres of Open Space Land Dedication.

Proposed Park and Open Space Acreage

7C. The Land Use Tracking Chart and Form J show on-site provision of park and open space acreage. Some revisions will be necessary based on PROS redline comments.

7D. PROS has evaluated all Planning Areas proposed for park and open space land dedication and has recognized some potential discrepancies. All Planning Areas proposed for PROS park or open space land dedication credit must provide a conservation, education, or recreation benefit to the city's park system. Median landscape areas within Liverpool Street are not eligible for open space of park land dedication credit. Adjust Forms D and J accordingly.

7E. See redline comments on the Open Space, Circulation & Neighborhood Plan and Form J. Coordinate directly with PROS and revise Form D and Form J accordingly.

7F. PROS agrees with the applicant regarding the use of residual park land acreage (acreage not utilized for other parkland dedication) at a 1:1 ratio for the open space land dedication requirement. Residual acreage available for open space dedication will be calculated by PROS upon revisions / updates to the Open Space, Circulation & Neighborhood Plan and Form J as represented by the redline comments.

Form J

7G. PROS has provided detailed redline comments on the submitted Form J. Contact PROS if additional explanation is required for these comments.

High Line Canal and High Line Canal Conservancy

7H. The city's PROS Department works closely with the High Line Canal Conservancy to achieve stated goals regarding the preservation and enhancement of the High Line Canal as it relates to adjacent development. The Conservancy and PROS are responsible via deed exhibit for the review and approval of High Line Canal (HLC) proposed improvements. Coordinate with PROS to define how what has been proposed for the HLC parcels meets the deed requirements. The applicant shall include within the Framework Development Plan (Form J and the Open Space, Circulation & Neighborhood Plan) the following components:

- The historic alignment of the HLC channel as it exists physically in the landscape shall be preserved to the north of the detention pond in PA-1C into PA-1B terminating at the existing headgate. The historic alignment of the HLC channel as it exists physically in the landscape shall also be preserved to the south of the detention pond in PA-1D and terminating in PA-1E at or immediately adjacent to Himalaya Road. Add narrative to this effect to all applicable Planning Areas in Form J's Description and Inventory of Facilities.
- The historic headgate as it exists in the landscape shall be preserved and commemorated via interpretive signage in accordance with High Line Canal Conservancy guidelines.



- A regional trail shall be designed and constructed in accordance with PROS and HLCC standards along the entire length of the High Line Canal from PA-1E at 56th Avenue to the existing underpass at 64th Avenue where the High Line Canal transitions to the West Fork of Second Creek. In reviewing the Open Space, Circulation & Neighborhood Plan, it appears that the applicant will provide a regional trail meeting these directives.
- The Conservancy would like to see the inclusion of two mile markers in accordance with Conservancy guidelines and referenced in the Description and Inventory of Facilities. One mile marker would be placed in PA-1E and one would be placed in PA-1A. Precise locations can be provided upon request.
- Previous exhibits have indicated the presence of a publicly-accessible trailhead in PA-1E. The Conservancy would like to see this called out explicitly in the Description and Inventory of Facilities.
- All HLC wayfinding, interpretive, and mile marker signage shall be coordinated with the Conservancy and consistent with HLCC guidelines.
- All landscape proposed for the HLC open space corridor shall be consistent with Conservancy guidelines.
- Add a plan graphic similar to Exhibit B of the HLC deed showing all historic physical HLC channel and the headgate to be preserved.

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

8A. Comments will be provided to the applicant early next week.

9. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

9A. APS continues to meet with developer concerning the P-8 school site dedication. We are completing a preliminary school site design to determine the school land dedication and the shared school / park area. APS does not have any additional comments at this time.