

March 19, 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 and Tree House -Comment Responses

Planning and Development Services Department

1. Zoning and Placetype

1A. Zoning

Response: Acknowledged

1B. Overlay Districts

55 LDN Subarea

Response: Acknowledged

Avigation Easements

Response: Acknowledged

1C. Placetype

Response: Acknowledged. We feel that our proposed Site Plan is ideal for the described placetype for this Development.

2. Land Uses

2A. Proposed Land Uses

Response: Acknowledged

3. Development Standards

3A. Dimensional Standards

Response: Acknowledged. This approval is under a different review from the Site Plan. If a determination is made that will impact our site plan, we will respond to those items as comments from the City's review.

3B. Subdivision Standards

Response: Acknowledged. The Park and its structure provide adequate and direct access to all public streets. There are no private streets in direct contact with the Park.

3C. Access and Connectivity

Response: Acknowledged. All structures on the Park are connected by a series of pedestrian pathways and the Northern and Southern edges provide connections along these edges. Western and Eastern edges allow for pedestrian crossing at designated crosswalks and mid-street crossings have been deterred with raised planters.

3D. Parking, Loading, and Stacking

Response: Acknowledged. As described in the Pre-app meeting and further follow-up meetings with the City, it was explained that the intent of the park design is as an urban park. Much like a park that would be placed in an urban environment, the parking is intended to be provided on the streets surrounding the park. As the site develops, parking for the park and its buildings will further be provided for in the several

blocks surrounding the park. Loading and stacking at the park will be handled at parking established across from but not adjacent to the edge of the park on the streets.

3E. Landscape, Water Conservation, Stormwater Management

Response: Acknowledged.

3F. Building Design Standards

Response: Acknowledged. The design represented in the Tree House and (2) Food & Beverage buildings provide all the elements that are required in the UDO.

3G. Exterior Lighting

Response: Acknowledged. Lighting is shown on the Site Plan and further described as part of the Photometrics for the park.

3H. Signs

Response: Acknowledged. Monument signs are not intended for the Park. Any signs will be part of the Tenant Improvements and will meet the Design Standards.

4. Adjustments

Response: Acknowledged

5. Submittal Reminders

5A. CAD Data Submittal Standards

Response: Acknowledged

5B. PDF Requirements

Response: Acknowledged

5C. Mineral Rights Notification

Response: Acknowledged. The Mineral Rights Affidavit is included as part of this submittal.

Oil and Gas Development

Response: Acknowledged

Parks, Recreation & Open Space Department (PROS)

Open Space Land Dedication:

Response: Acknowledged

Aurora Water

Response: Acknowledged

Public Works Department

Traffic Engineering:

Response:

- *The Traffic Impact Study has been updated and is being resubmitted to the City.*
- *A Traffic Letter of Conformance or Traffic Impact Study is being updated and submitted as part of this submittal.*
- *All mid-block crossings have been mitigated in the areas highlighted in the Pre-app comments. These areas are now blocked with raised bed planters and cut off the connection to the street in the locations shown.*
- *Loading for the Tree House is in the area as described in the Pre-App. Loading for the Food & Beverage is proposed in the parking across the street from the park in designated spots.*
- *Trash enclosures are included as part of this submittal.*

- *Parking for employees of the Food & Beverage buildings as well as the Tree House will be handled on the streets surrounding the park. As further development occurs, this parking will be dispersed to the surrounding blocks and will follow the requirements of the code.*
- *Delivery and ride sharing staging will be provided in designated spots across the street from the Park.*
- *All other comments are acknowledged.*

Engineering Division:

Response:

- *Acknowledged*
- *Acknowledged*
- *Acknowledged and the PDR will be a part of this submittal.*
- *Acknowledged*

Improvements:

Response: Acknowledged

ROW/Easements/Plat:

Response: Acknowledged

Drainage:

Response: Acknowledged

Fire/Life Safety Comments – Building Division

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of public Right-Of -Way:

Response: Acknowledged

Addressing Requirements:

Response: Acknowledged

Adopted Codes by the City of Aurora – Setbacks:

Response: Acknowledged

Civil Plans:

Response: Acknowledged

Emergency Responder Radio Coverage:

Response: Acknowledged

Fire Department Access:

Fire Lane Easement

Response: The Food and Beverage building heights do not exceed 30'-0" as regulated by 2015 IFC Section D105. The Tree House exceeds the 30'-0" height and access is provided on the east side plaza that will allow a Fire Truck within 15'-0" of the structure. Secondary access can be achieved from the West side.

Fire Hydrants:

Response: Acknowledged

Fire Sprinklered Structures:

Response: Acknowledged

General Comments:

Response:

- *A sprinkler system is planned for all three structures proposed in the Park.*
- *Acknowledged and will be handled in the Tenant Improvements.*
- *Acknowledged*

Gated Entry:

Response: Acknowledged. No gates are planned as part of this Site Plan.

Accessibility Requirements:

Response: Acknowledged

Knox Hardware:

Response: Acknowledged

Legend:

Response: Acknowledged

Loading and Unloading Areas:

Response: Acknowledged

Phasing Plans:

Response: Acknowledged. No phasing is anticipated with this Site Plan.

Photometric Plan:

Response: Acknowledged

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

Response: Acknowledged

Site Plan Data Block:

Response: Acknowledged

Special Design Considerations:

Response: Acknowledged

Trash Enclosure:

Response: Acknowledged. An enclosure has been provided at each of the buildings as part of this submittal.

END OF RESPONSE