

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



February 26, 2017

Joshua Woodbury
Woodbury Corporation
2733 E Parleys Way STE 300
Salt Lake City, UT 84109

Re: Third Submission Review - METRO CENTER - MASTER PLAN
Application Number: **DA-1489-13**
Case Number(s): **2016-7002-00**

Dear Mr. Woodbury:

Thank you for your third submission, which we received on January 23, 2017. 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 community members.

Since several 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 March 15, 2017.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

This application cannot proceed until a Public Improvement Plan (PIP) has been submitted and reviewed by staff. If the PIP satisfies all requirements, our estimated administrative decision date is set for Wednesday, April 19, 2017 provided that all abutter notices for the administrative decision are sent and the site notices are posted at least 10 days prior to the date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please feel free to contact me. I may be reached at 303-739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, Planning Supervisor
City of Aurora Planning Department

Attachment

Cc: Mindy Parnes, Planning Department
Randy Smith, Galloway and Company, Inc, 6162 S Willow Dr, Suite 320 Greenwood Village, CO 80111
Margee Cannon, Neighborhood Liaison
Mark Geyer, ODA
Filed: H:\\$DA\1489-13rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The proposed phasing plan does not address master developer responsibility for roadway and other infrastructure improvements. A Public Improvement Plan (which currently is called the Phasing Plan) should illustrate all infrastructure, including already-dedicated public right of way in Planning Area 9. A narrative should accompany the illustrations, stating which improvement obligations are required with each Planning Area.
- ✓ A Public Improvement Plan is necessary because many concerns raised by Traffic Engineering are not sufficiently addressed. Many responses indicated “final street alignment would be coordinated at final development.” This is unacceptable.
- ✓ The existing dedicated public right-of-way in Planning Area 9 may not be removed. The connections provided, as approved in CN-2008-6003-00, are important to the circulation across the Metro Center development. This site plan is not illustrated on the Master Plan as previously requested.
- ✓ Public Art Plans are required at Transit Oriented Development Projects. Please see Section 146-728 Development Standards (K) Art for details. The public art plan should be submitted along and should provide for the acquisition of outdoor works of art in compliance with the City’s public art rules and regulations. A public art agreement, including budget, shall be determined with Roberta Bloom, Public Art Coordinator: rbloom@auroragov.org or 303-739-6747.
- ✓ During the development of Planning Area one, Main Street (Street A) shall be extended to provide access (both pedestrian and vehicular) to the RTD Station. The Main Street shall also be constructed to Centrepoint Drive. Also, “Main Street” will need a new name. See Addressing notes below.
- ✓ Each Planning Area must be platted. This will give you an opportunity to vacate unnecessary easements and will assist applicants in the future as they develop each individual planning area. Due to the agreement for the construction of senior housing in Planning Area 9, that tract should be replatted as well.
- ✓ Thank you for submitting a signage plan. After review, this plan is identical to the signage program that was submitted for the site plan approved in 2008. This is an opportunity to update the design of the plan to be more in keeping with the images provided in the Architectural Design Guidelines. Additionally, Roberta Bloom suggested that public art could be incorporated in your entry monuments.

TIF INCENTIVES & DEVELOPMENT EXPECTATIONS

- ✓ As required to obtain financial incentives for the project, all infrastructure (utilities, roads, parks/open space, public art, streetscapes and landscaping) needs to be identified on the Metro Center Master Plan.
- ✓ The Public Improvement Plan (PIP) must be provided in place of the Phasing Plan outlined on Sheets PH101-PH108. The PIP should include a narrative and clear graphics depicting what improvements are required with each planning area and the responsible parties (e.g. master developer or associated with Site Plan review in each individual planning area).



- ✓ The PIP is required to provide the following information:
 1. Common areas, open space, and green space connections throughout the site;
 2. Streets, including details with sidewalks, landscaping, and lighting;
 3. Drainage and water quality;
 4. Trails, pedestrian and bicycle circulation;
 5. Park improvements (size and general placement in planning areas);
 6. Public art;
 7. Pedestrian connections to the light rail (especially from Alameda Parkway, across Planning Area 1 to the station);
- ✓ The PIP should note the timing of public improvements – TIF incentive requires that development will occur in both TIF Area 1 and TIF Area 2 simultaneously or in close succession. Jennifer Orozco has been managing the TIF negotiations and can be contacted at (303) 739-7483 for additional information.
- ✓ The terms of the TIF agreement call for the construction of senior housing in Planning Area 9. A new Planning Area 10 should be created to separate it from Planning Area 9.
- ✓ Planning Area 10 must be included in the initial phases of construction in order to meet the terms of the TIF incentives. As stated in the Planning & Public Works comments, Planning Area 10 must be connected to the Metro Center Station and surrounding areas through a connected system of streets and pedestrian improvements. Two points of access are required for Planning Area 10; the improvements to achieve these points of access should be outlined in the PIP.
- ✓ The PIP for Planning Area 1 should address the following:
 1. Park improvements (the developer is responsible for the installation of park improvements associated with the match for the Federally-funded trail/park improvements). Add a Master Plan note that the \$234,300 contribution is due at time of first plat.
 2. Streetscape improvements along the Alameda Parkway and “Main Street” frontages;
 3. Pedestrian connections along the eastern side of Area 1 to the light rail station;
 4. The construction of “Main Street” to connect to East Centrepont Drive, as illustrated in the Main Street section drawing on sheet A203; and,
 5. A vehicular/pedestrian connection must be provided from “Main Street” to the RTD parking lot and station.
- ✓ Virginia Avenue, City Center Way, and Metro Center Way (located in Planning Areas 7, 8, and 9) are dedicated public rights-of-way and should be retained to meet road connectivity requirements outlined in the City Center Station Area Plan.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green.

1. Community and External Agency Comments

- 1A. In the last submittal, Kate Iverson asked for an analysis of impacts to train operations as part of the traffic study. No additional comments have been received from RTD to date. Has the analysis been provided for RTD review?



2. Completeness and Clarity of the Application

- 2A. Please make the corrections shown on the redlines throughout the Master Plan set.
- 2B. Please make corrections shown on the redlines throughout the Design Guidelines.
- 2C. Planning Area 6 should be labeled as mixed-use.
- 2D. Due to the need for the creation of Planning Area 10 and the obligation for the construction of senior housing, extend City Center Way to connect with Center Avenue.
- 2E. There should be a series of connected green spaces and small urban parks throughout the development. Illustrate approximate size and locations on the Pedestrian/Bike Plan. You may include a note that the location of the green spaces may change, but a commitment needs to be made in each planning area. Additionally, illustrate green areas in the previously-approved site plan for the eastern portion of the site.
- 2F. There should be a direct pedestrian connection along the western edge of Planning Area 1 from Alameda Parkway to the RTD station that parallels the light rail line.
- 2G. As stated above, each Planning Area should be platted, especially those proposed for development in the early stages. Additionally, all streets within Metro Center will be public, and need to be dedicated as right-of-way.
- 2H. “Main Street” cannot be used as a name for that street – there is one elsewhere in Aurora (Southlands). Please change the street name by requesting a different custom name or renaming the street as South Eagle Street. Please change the name throughout the Metro Center Master Plan.

3. Zoning and Land Use Comments Comments are in **green**.

- 3A. Due to the specific requirements of the TIF agreement and the associated initial development requirements outlined within this agreement, platting of the planning areas is necessary now in order to dedicate all streets as public and speed up the site plan review process.
- 3B. The composition of the Design Review Committee should have fewer developer representatives to enable a more balanced review process.
- 3C. As required by TOD standards, pedestrian connections should be provided throughout the site and to adjacent uses. A pedestrian connection from the light rail station to the Kaiser facility should be included. These connections across the site, including connections through green spaces and small urban parks, should be illustrated on the Master Plan.

4. Architectural and Urban Design Issues

- 4A. Sheet L204, which illustrates the public area design concept and brand, was not included with this submittal. Additionally, the tenant sign plan should be updated to be consistent with the branding illustrated in the Architectural Design Guidelines. Consistency of street furniture, paving patterns, lighting types, bicycle racks, and other elements should be detailed in this section.
- 4B. Please make corrections shown on the redlines to the Design Guidelines.
- 4C. A Public Art Plan, including a commitment to a budget for public art and potential locations for the art, must be included as part of the Master Plan. Remember that there are opportunities for public art at the gateways to the development.
- 4D. Please outline how gateway intersections along Alameda Parkway aligns with the designs at



the Aurora Municipal Center (AMC).

5. Phasing and Transportation Planning Issues

- 5A. The extension of Main Street (Street A) to access the RTD transit area and light rail station shall be constructed with the development Planning Area 1 improvements, not Planning Area 2. Since this is a transit-oriented development, the connection to transit must be constructed in the first stage of the project.
- 5B. City Center Way should include additional dedication in Planning Area 9 to connect with Center Avenue. This will provide better pedestrian and vehicular access in and around the planned senior housing tract.

6. Parking

- 6A. Please indicate whether you have discussed on-street parking with the City's Parking Program Manager, Robert Ferrin. Have there been any decisions as to how on-street parking will be managed?

7. Open Space and Recreational Amenities

- 7A. A Master Plan illustrating open space the size, location and configuration and green area connectivity throughout the site should be provided. This comment is repeated from the last submission.
- 7B. Include the Park Land Dedication Table in the Architectural Design Guidelines as noted in the document redlines.

8. Landscape Design Issues

Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ Comments in teal clouds.

Sheet L100

- 1. Update the Planting Notes by removing the information (as noted) pertaining to contractor directives.
- 2. Is the intention to provide two different sod mixes between the miscellaneous areas of the site? Or will RTF fescue be used in both the Park/Open Space areas and elsewhere?
- 3. Provide Sheet L204 Site Amenities as it has been omitted.

Sheet L101

- 1. Consider adding a trail/sidewalk spur from Sable Boulevard through Planning Area 1.
- 2. Provide symbology and locations for the anticipated monuments/gateway features of the site.

Sheet L102

- 1. Code requires that street trees be "Large deciduous trees" per Section 146-1451 (B) 2. Switch the order of the pear vs. elm trees so that the elms line the parking area and the pears are grouped at the cross walk locations.
- 2. At the tighter locations i.e. cross walks, remove the elm trees and use four (4) pear.

Sheet L103

- 1. Acknowledge the planned location and continuation of the gateway feature as documented in the Aurora City Center Sketchpak by Com Arts.

Sheet L107

- 1. The Metro Center Master Plan shall reflect the previously platted roads and approved streetscape improvements. Once individual site plans are submitted, amendments may be



made to reflect the changes to the original approved Metro Center No. 1 Site Plan, but until amendments are made, the previously approved information must be included within the Master Plan. This applies to L108 and L109 too.

2. Please select a different street tree for Alameda Parkway. Kentucky Coffee Tree does not have the nicest form, branching habit and aesthetic look for such an important streetscape frontage and slow growing.

Sheet L108

1. See above comment.

Sheet L109

1. See above comment.
2. The sidewalk configuration does not appear to match the built condition along South Chambers Road.

Sheet PIP01

1. The PIP sheets should reflect the timing, triggers etc. for installation of the streetscape landscape improvements. Future maintenance should be addressed as well. Sidewalk installations should also be included within the PIP.
2. It is not clear on the current PIP sheets what is being installed as part of each Phase/Planning Area. Provide a list on each sheet and/or supplement with hatching as to what is being installed i.e. what streets or portions of streets etc.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**9. Addressing**

Cathryn Day, Planner II/GIS Addresser/ 303-739-7357 / cday@auroragov.org

9A. Change the following street names:

- Rename Main Street to S Eagle St. There is a Main Street in the Southlands development so this street name is unavailable.
- Change South Fraser Court west of Centrepont Drive to East Custer Avenue.

10. Civil Engineering

Craig Perl, cperl@auroragov.org / 303-739-7532

- 10A. Centerline geometry data is still needed to review for conformance with Roadway Design and Construction Specifications. These are normally checked on the plat, but no plat has been provided. Provide geometry data on site plan or a separate plan.
- 10B. Lot corner radii are required at street intersections per Roadway 4.04.5.03.
- 10C. The PIP should include narrative and clear graphics depicting what improvements are required with each planning area.

11. Parks, Recreation and Open Space Department

Doug Hintzman dhintzma@auroragov.org 303-739-7147 Redlines are [magenta](#)

- 11A. There are a substantial number of edits to the Park Land Dedication table on the Metro Center Master Plan. Fill in the "Provided Park Land Dedication" column to demonstrate a commitment to providing recreation facilities for future residents and visitors of this development. All of the park land dedication requirements cannot be satisfied with cash-in-



lieu payments. It would be extremely difficult for the City to use cash-in-lieu payments to buy land nearby that could provide these residents with the recreation facilities needed to meet City requirements.

Please include the following notes as part of the Park Land Table Notes:

1. Development's contribution to matching funds for federal grant. The \$234,300 contribution is due at time of 1st plat (residential or commercial). This payment and the costs incurred to install landscaping, irrigation or other recreation amenities within the trail easement will be credited toward satisfying the Community Park Development Fees for the entire Metro Center project.
 2. Trail corridor easement for City's federally-funded trail project. 0.89 acres of the 2.21-acre trail easement will be used to satisfy the development's Community Park Land Dedication requirement for Phase 1. If a part of the remaining 1.32 acres is developed per the Small Urban Park (SUP) criteria, that area can be used to satisfy part of the Neighborhood Park Land Dedication requirements (2.42 acres) for Phase 1. No area can be used to satisfy both the Community Park and the Neighborhood Park Land Dedication requirements. Therefore, if the remaining 1.32 acres are developed as a SUP and given credit as Neighborhood Park Land, no area would remain to satisfy the Community Park Land Dedication requirements attributable to potential residential components to be built in future phases, and a cash-in-lieu payment for the increased land dedication requirement would be due at time of plat for the first subsequent phase.
 3. Park Development Fees. If less acreage than is required to meet the Neighborhood Park land dedication requirements is provided on-site as SUPs, the developer will owe Neighborhood Park Development Fees. Fees would be due at time of building permit issuance for the dwelling units.
- 11B. In the next plan submittal, include the following:
1. Within each planning area that may contain land which will be used to satisfy these requirements, show the potential area and label with approximate number of square feet or acres (a range is acceptable). The location will be considered approximate also. *This is a comment that was made as part of the previous review comments and has not been addressed.*

Forestry:

- 11C. It appears the only trees on the site that are alive will be preserved. As a result there will be no required tree mitigation, but tree protection measures are required to be set up before grading or construction activities begin.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). The Tree Protection notes shall be included on the General Notes section of the Master Plan.

12. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331



- 12A. Property is currently platted, based on what you're showing you will have to submit plats that will resubdivide the site and dedicate public streets. Some easement dedications by separate documents may be needed on some of the existing lots.

13. Life Safety

Reviewed by: Mike Dean / mdean@auroragov.org / 303-739-7447

- 13A. No additional comments.

14. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 / Comments in orange

- 14A. Add notes regarding obligations for signal payment and timing. This should be included on the Public Improvement Plan.
- 14B. In Planning Area 9, extend City Center Way to Center Avenue and dedicate the right-of-way.
- 14C. As previously noted, RTD has planned for the connection to the parcel from "Main Street" in approximately the center of Planning Area 2 (refer to the Master Plan). Provide documentation of outreach and conceptual approval from RTD for the proposed connection. This connection shall be constructed as part of Planning Area 1/Phase 1 in addition to connecting "Main Street" to Centrepont Drive.
- 14D. Address redline comments on Master Plan.

15. Aurora Water

Reviewed by: Jonathan Villines / jvilline@auroragov.org / (303) 739-7646 / Comments in red

- 15A. The Public Improvement Plan should include illustration of all utilities and the drainage for the development. Note the timing of utility construction on the Public Improvement Plan.