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November 29, 2018

Megan Waldschmidt
Sebastian Partners
1112 Montana Avenue, Suite 165
Santa Monica, CA 90403

Re: Second Submission Review – Avelon – Framework Development Plan and Comprehensive Plan Amendment
Application Number: DA-2121-00
Case Numbers: 2018-1002-00; 2018-7004-00

Dear Ms. Waldschmidt:

Thank you for your second submission, which we received on November 2, 2018. We reviewed it and attached our comments along with this cover letter.

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 Thursday, December 20, 2018. Staff is 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 if you would like.

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: Al Cunningham, PCS Group Inc., 850 Santa Fe Drive, Denver, CO 80204
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\2021-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make revisions to the language used in the Letter of Introduction, Site Analysis Narrative and FDP Narrative based on the requested changes to the FDP (see Item 1)
- Update the total estimated number of residents as this calculation was done incorrectly (see Item 1)
- Provide in-depth justification for the required Comprehensive Plan Amendment (see Item 2)
- Include detailed justification and proposed mitigation for all waiver requests beyond the EPS Market Analysis (see Items 2 and 3)
- Propose a solution for how commercial development will be triggered within the FDP (see Item 2)
- Discuss the impacts of oil and gas development on Avelon and offer ideas for mitigation (see Item 2)
- Revise the construction trigger for the Community Park so it's tied to Planning Area 6 (see Items 2 and 10)
- Update the Land Use Matrix and Map per redline comments (see Item 2)
- Include an additional waiver request for the proposed percentage of small lots as this exceeds current code allowances, although it is understood what is proposed in the draft Unified Development Ordinance (see Item 3)
- Identify all proposed local streets in the FDP (see Item 4)
- Improve the Urban Design Standards and Architectural Design Standards (see Item 5)
- Refine the Neighborhood Character Matrix and the associated standards so it is clear what the characteristics are of each proposed neighborhood within Avelon (see Item 5)
- Create unique architectural standards for all types of development (mixed-use, multi-family, commercial, single-family detached, duplexes and townhomes) that exceed current code requirements (see Item 5)
- Complete the avigation easement process (see Item 7)
- Make revisions to the Public Improvements Plan per redline comments (see Item 8)
- Shift the Tibet Road alignment and update the Master Traffic Impact Study per redline comments (see Item 9)
- Address all comments from PROS regarding parks and open space within the development (see Item 10)
- Update the Master Utility Study per Aurora Water comments (see Item 11)
- Meet with Aurora Public Schools regarding their concerns about the large increase in the number of residential units in this area as you may be required to dedicate a school site on the property (see Item 12)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Make revisions to Tab 1 (Letter of Introduction) per redline comments. Based on the requested changes to the northwest corner, the Tibet Road alignment, the EPS Market Analysis, and other items, the language in Tab 1 needs to be updated and refined.

1B. Several updates are needed to Tab 3 (Context Map). The city boundaries are incorrect, the locations of arterial streets are not consistent with NEATS and a few FDPs are not shown accurately. Please revise per redline comments.

1C. The "Site Assets" section of Tab 4 (Site Analysis Narrative) should be updated per conversations with staff on November 19th regarding the northwest corner. The "Site Restrictions" section should also be updated to include airport noise contours, oil and gas development and the Tibet Road alignment as potential challenges. Please include discussion about how you plan to handle both the assets and restrictions.

1D. Tab 6 (FDP Narrative) requires many revisions based on Planning and PROS comments. Please review redline comments throughout this document and address with the next submittal. Please also work on using more concise language as you respond to the questions in the FDP Narrative.

1E. It appears that the Public Art Budget is calculated incorrectly in Tab 7 (Public Art Plan). Please revise.

1F. The estimate provided for total number of residents is calculated incorrectly in Tab 8 (Land Use Matrix). Based on the information given, it should be 3,737 residents, not 3,642 residents.

1G. Please ensure consistency across all documents regarding the acreage of the FDP and the zoning designation of the property.



2. Zoning and Land Use Issues

2A. In September 2018, the City Council adopted Aurora Places, the city's updated Comprehensive Plan. Aurora Places serves as a foundation for decision-making related to growth and development in Aurora. It presents a vision for the future, with long-range goals and recommended actions. It also emphasizes the importance of creating and envisioning areas of the city through a place-based approach. There are 10 placetypes throughout the city and the subject property is identified as two placetypes. North of 60th Avenue is identified as an "Urban District" and south of 60th Avenue is identified as a "City Corridor." Single-family detached residential, which encompasses much of the land area within the proposed FDP, is not identified as either a primary or secondary land use within either of these placetypes. Therefore, a Comprehensive Plan Amendment will be required as part of this application. This requires public hearings before the Planning Commission and City Council. The Planning Commission provides a recommendation to the City Council and the City Council determines the final approval. With the next submittal, please include an in-depth analysis explaining the justification for this Comprehensive Plan Amendment and what alternative placetype(s) you believe is appropriate for this site.

2B. Many of the FDP documents reference the EPS Market Analysis as the reasoning behind the locations and the amount of the various land uses within the Avelon development. Although it is reasonable to mention the market findings from this study in your FDP documents, it is important to note that this has not been finalized nor reviewed by the City Council yet. It was also meant to be a high-level analysis that applies to the region as a whole as opposed to individual development proposals such as this. With the next submittal, please ensure that factors besides the EPS Market Analysis are included to justify the waiver requests, the Comprehensive Plan Amendment and the vision.

2C. Some of the findings that came out of the EPS Market Analysis do not appear to be met based on your proposed Land Use Plan. For example, it recommends having the corridors in between nodes (such as between 56th Avenue and 64th Avenue along Picadilly Road) be available for a mix of higher density residential uses (like multi-family) or small-scale mixed-use as opposed to single-family. The FDP also does not demonstrate high quality design standards and well-connected, urban block patterns yet as recommended in the study. Please address these inconsistencies.

2D. With the next submittal, please offer your proposal for commercial development triggers within Avelon. This has been discussed in previous meetings and it does not appear that any triggers were included with this submittal. Staff will then review your proposal and provide feedback on this. The commercial development triggers are a critical component of staff's analysis of the proposed FDP waiver requests and the Comprehensive Plan Amendment.

2E. The proposed oil and gas development east of Planning Area 15, which will include up to 32 wells, could have significant impacts on these residential uses and the Tibet Road corridor in general. Per the Colorado Oil & Gas Conservation Commission (COGCC) rules and safety regulations, it states that "no well or production facility shall be located 500 feet or less from a building unit." These residences appear to be within 500 feet of the proposed oil and gas facility. Please provide information detailing how you will address this inconsistency.

2F. The trigger noted in Tab 9 (Form J) for constructing the Community Park is not acceptable to PROS. The Community Park shall be triggered based on 50% of the Certificates of Occupancy in Planning Area 6, not Planning Area 2.

2G. Please make revisions to Tab 8 (Land Use Matrix) per redline comments to ensure you are accurately reflecting what is allowed based on the existing code relative to density. The "Land Use Formula" and "Maximum Potential Density by Code" columns should be revised based on 8 DU/AC and then under the "Actual Proposed Maximum Density," you should state the density you are proposing and note the waiver request.

2H. There are many references to Neighborhood Activity Center (NACs) and Community Activity Centers (CACs) throughout all FDP documents. NACs and CACs are only applicable to areas that are zoned residential in the E-470 corridor. The subject property has a mixed-use / commercial zoning designation, so these references should be removed with the next submittal.

2I. The commercial areas in Tab 8 (Land Use Plan) are identified as ACORP. E-470 Airport Corporate Subarea (E-470 ACORP) is the underlying zone district for the subject property, not a Planning Area Map Code. Planning Area Map Codes are identified in the FDP Manual. Please revise.

2J. The Public Improvements Plan needs to discuss the required parks and open space improvements associated with each Planning Area. Please include this information in the PIP Narrative.

2K. The parks and open spaces within each of "The Neighborhoods" (Harmony, Create, Tempo and Imagine) should be shown as part of those neighborhoods on the Neighborhood Map since most of the distinguishing features seem to relate to these parks and open spaces.



3. Waiver Issues

3A. All waiver requests must be clearly identified in Tab 1 (Letter of Introduction).

3B. The “Waiver” section in Tab 6 (FDP Narrative) needs to be improved. Much of the current text is devoted to debating whether you think that waivers need to be requested instead of providing justification for the waiver requests and explaining how you are mitigating potential impacts of these waivers. Please clearly and concisely state what each waiver request is and then include detailed justification per the required questions.

3C. Most of the justification that has been provided thus far for the waiver requests relates to the preliminary findings from the EPS Market Analysis. However, as stated under Item 2A, this has not been finalized yet nor reviewed by the City Council. It was also a high-level analysis, which means that the concepts are broad in nature and are not related to any one site in particular. The EPS Market Analysis can be mentioned in the waiver justification, but this should not be the basis of your waiver justification. Requiring design standards above and beyond the city’s standard code requirements, providing additional parks / open spaces, enhancing the public realm design and including different types of housing besides single family are just a few examples of ways that you could justify the waiver requests.

3D. Please add an additional waiver request because the proposed percentage of small lot homes (~49%) exceeds the amount currently allowed by code (35%). Justification for this can take into account the draft standards in the Unified Development Ordinance. Please also include information about how the small lot homes will require additional design standards because you are exceeding the 35% threshold.

3E. Please note that, due to the proposed waiver requests and the required Comprehensive Plan Amendment, this FDP must be reviewed in public hearings before the Planning Commission and City Council in lieu of administrative approval by the Planning Director.

4. Streets and Pedestrian Issues

4A. All proposed local streets should be identified on the Land Use Map in keeping with the vision of creating urban, well-connected neighborhoods. It appears that only some local streets are shown in Tab 8 (Land Use Map) currently.

4B. Is the perimeter trail system identified in Tab 9 (Open Space, Circulation and Neighborhood Plan) separate from the required sidewalks that are part of the street cross sections? Please clarify.

4C. The required realignment of Tibet Road will impact the Planning Areas along the east side of Avelon. Please ensure that all FDP documents are updated based on the changes that are made.

4D. The cross section shown on Tab 13.1 for the west half of Picadilly Road does not appear to match the what was approved for Painted Prairie. Please update this based on their approved cross section.

4E. Has this property been annexed into the RTD Service Area Boundary? Several documents referenced the goal of having multi-modal transportation within the development and to surrounding areas, so public transit is an important component of this.

5. Architectural and Urban Design Issues

5A. As a general comment, the design standards for this FDP need to be improved prior to the next submittal. The purpose of having FDP design standards is to ensure that development exceeds the city’s baseline code requirements and to reinforce a clear theme and character for a development. Although some improvements have been made since the last submittal, many of the standards in Tab 10 (Urban Design Standards) and Tab 12 (Architectural Design Standards) are not detailed enough or are just reiterating what our code already requires for developments in the E-470 corridor. Given the extent of the waivers being requested, improved and enforceable design standards are needed to help assure staff that all development within Avelon will be high-quality and meet the vision outlined in Aurora Places for this area.

5B. The graphics provided in Tab 10 (Urban Design Standards), Tab 11 (Landscape Design Standards) and Tab 12 (Architectural Design Standards) will need to be updated based on the required changes to the northwest corner and the impacts of the Tibet Road realignment.

5C. The language used in Form F-1 (Neighborhood Character Matrix) seems vague and should be updated to include more specific information. For example, it states that the architectural character for the Harmony neighborhood “will be distinctive and should create a unique feel within the commercial development.” However, no details are provided about how this will be achieved. Please work on refining this language and providing more information about the residential components since this makes up the majority (~71%) of the proposed land uses.



5D. The proposed collector and arterial street buffers / landscaping designs vary by neighborhood, but the streets that this would apply to are the same (i.e. Picadilly Road, 64th Avenue, 56th Avenue, Tibet Road and 60th Avenue). How will you make smooth transitions between the neighborhoods so that the design is unified? It seems like that having a unique design for local streets in each neighborhood would be more appropriate.

5E. Most of the required urban design elements in Tab 10 seem to apply to the parks and open spaces, but not the residential areas. Please focus on how this will translate to the residential areas to reinforce the goals of creating a walkable, well-connected and urban development.

5F. Tab 12 (Architectural Design Standards) needs to include separate standards for duplex, single-family attached, multi-family and residential mixed-use development. The existing standards only apply to single-family detached and commercial.

5G. As stated above, most of the architectural standards in Tab 12 appear to be copied and pasted from our existing code. This is not acceptable. Please create unique standards to promote the theme / character of the development that are above and beyond code requirements. This applies to commercial and residential.

5H. It appears that the same architectural standards that apply to the northeast / northwest corners of the site also apply to the southwest corner. This approach is not consistent with what has been explained to staff because the northern areas should be much more urban in design, while the southern should be a lower-density, neighborhood-scale commercial area.

5I. Some of the architectural styles you have identified for single-family residential, such as “Ranch Style Homes” and “Traditional Style Homes,” are not considered architectural styles. Ranch homes can be any architectural style and there is a wide variety of styles that could be thought of as “traditional.” Examples of architectural styles could include Prairie Bungalow, Victorian, Prairie Farmhouse, Colonial, Foursquare, Mid-Century Modern, etc. Please revise with the next submittal.

5J. Once you have determined the architectural styles for single-family residential homes, please revise the sheets within Tab 12 to include more detailed information of the characteristics of those types of homes. Typical massing, fenestration, architectural features, porch design, colors, garage design, primary materials, etc. should be included as part of this.

5K. Based on the percentage of small lots proposed (approximately 49% of all single family units), additional design enhancements will be required per the draft code. Please ensure that your design standards exceed these requirements.

5L. Staff highly recommends that you create a Design Review Committee to oversee all building designs and plans that are submitted in the future within Avelon. This is generally comprised of one developer, one city official, one architect and one landscape architect. A Design Review Committee helps ensure that the original vision set forth in the FDP is carried out by all development in the future.

5M. Provide standards that address how you will mitigate (through design features, setbacks or buffers) the impacts of proposed oil and gas development near residential homes.

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

6A. In Tab 10, please address the comments regarding the urban design standards.

6B. In Tab 11, please address the comments regarding the landscape design standards.

7. Airport Issues (Porter Ingrum / 303-739-7227 / pingrum@auroragov.org)

7A. Because this property is located within the Airport Influence District of Denver International Airport (DEN), the applicant must assure that an avigation 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 146-822](#) of the Zoning Code. To streamline this process, the City of Aurora will record the avigation 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 Ingrum.

7B. This parcel is located in the Noise Impact Boundary Area (NIBA) of Denver International Airport. The NIBA includes those areas located between the 55 LDN and 60 LDN contours. New residential uses or new residential structures permitted by the underlying zone must provide and include noise level reduction in the design and construction of all habitable structures.



7C. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with [Section 146-822](#). The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. Please provide an additional paragraph in the Public Improvements Plan (PIP) that discusses the timing of surrounding road network construction. Surrounding roadways may also be required as development in the area progresses or traffic analysis necessitates it. The need for these improvements will be evaluated with each subsequent CSP submittal.

8B. Update the Tibet Road alignment per traffic intersection spacing requirements on all documents.

8C. A grade-separated crossing of 60th Avenue for the trail was previously discussed. Please indicate that improvement in the PIP.

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

9A. The Tibet Road alignment to 64th Avenue shall be at least ¼ mile from the southbound E-470 access road.

9B. Per COA Traffic Impact Study Guidelines, “Peak hour (AM, PM and site if different than typical rush hour periods) operations will need to operate at LOS D or better. For signalized intersections, individual movements may be allowed to fall to LOS E, but in most cases, the overall intersection must operate (or be projected to operate) at a LOS D or better during AM and PM peak periods. If the existing LOS for an intersection is less than LOS D, discuss the potential alternatives to improve the intersection to achieve LOS D or maintain the existing critical lane volume with the addition of site generated traffic.” Please update Traffic Impact Study as necessary.

9C. Address all other redline comments throughout the Traffic Impact Study.

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

10A. Please review and address the attached comments from PROS.

11. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

11A. Update the “Model Results Summary” table in the Master Utility Study (MUS).

11B. Review and address comments on the “Residential Water Demands” and “Off-Site Water Demands” tables in the MUS. You are also missing a “Non-Residential Water Demands” table.

11C. Address all inconsistencies and provide requested information throughout the MUS.

11D. The PIP Narrative should discuss what sewer or water infrastructure is needed for each site.

11E. Provide a higher resolution version of the Sanitary Sewer Exhibit in the PIP.

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

12A. The current Avelon development proposal increases the proposed number of residential units by 14% above the first submittal, increasing the student yield and the potential need for a school site. Aurora Public Schools would like further discussions with the developer and the city about identifying a site that could be used for a school in the event that the predominant land use in Section 12 is residential. At a minimum, a solution to provide safe access for elementary age students to a planned school site should be identified so that this proposal does not create a permanent student transportation obligation for the district.

13. Denver International Airport (Tim Hester / 303-342-2391 / tim.hester@flydenver.com)

13A. The previously-issued comment letter stating Denver International Airport’s concerns with revising the land uses in this area from commercial to primarily residential remains in effect.



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

14A. See the attached comment letter.

15. Urban Drainage and Flood Control District (Morgan Lynch / 303-455-6277 / mlynch@udfcd.org)

15A. See the attached comments on the Preliminary Drainage Report.

Parks, Recreation and Open Space Department

INTRODUCTION

PROS in the second FDP review highlighted many of the same issues called out in the first submittal. These issues remain as primary concerns of the Department and the City of Aurora. Following the submittal of the second FDP information, PROS met with the applicant's representatives for a work session in an effort to make progress relative to the planning of the geographic high point and community park in the northwest corner of the property. Staff believes that the work session provided positive direction to reaching planning objectives mutually beneficial to the City of Aurora, the applicant, and the citizens of Aurora. It is understood that the applicant will submit plans in the future incorporating imperatives from PROS and the Planning Department to honor the High Point Park View Corridor Analysis and comply with [Section 146-885](#).

The following PROS review responds to parks and open space information provided by the applicant in the second submittal.

PROS RESPONSE TO TAB ONE – LETTER OF INTRODUCTION

The applicant provided an FDP narrative within the "Our Vision" segment of Tab 1. The narrative following the PROS first review comments regarding the FDP continues to include the following statement –

"We recognize that the City has desired this area of the Avelon (Hilltop) property for use as a park for quite some time given the impressive Front Range views that exist from our highpoint. We have reviewed the GDP for the property, as well as the Annexation Agreement and they include language related to dedication of land in this area for "public purposes". It is important to note that the references to "High Point Park" were conceived of over 25 years ago when the vision for the area was different, and Gaylord had not even been conceived of. As such, the nature of the 64th Avenue corridor has certainly changed. We agree that the high point on this property, with its outstanding views, warrants inclusion in the public realm, but simply putting a park in this location is not the highest and best use of this area for the Avelon community, nor the City of Aurora."

As explained in previous communications with the applicant, the City of Aurora, its leadership, staff and public constituency have maintained an expectation that unique and exceptional topography leading to unmatched mountain vistas to Pikes Peak, Mount Evans, Downtown skyline, and Longs Peak without question warrant the preservation of the existing high point located in the northwest corner of the Avelon property in the form of a community park. The future parkland was set aside and memorialized in supporting and correlating documentation/ordinance with a firm understanding that this exceptional resource could very well be appropriated for other uses if City of Aurora policy did not establish direction and guidance at the onset. This direction and guidance absolutely applies today as development becomes imminent.

The applicant's statement that "...references to "High Point Park" were conceived of over 25 years ago when the vision for the area was different, and Gaylord had not even been conceived of. As such, the nature of the 64th Avenue corridor has certainly changed" is partially inaccurate. While the conception of High Point Park did occur 27 years ago, there has always been an expectation of major development along the 64th Avenue corridor. The introduction of the Gaylord Rockies project into the region does not alter the vision established in the past for view and landform preservation. If anything, Gaylord highlights an acute need for landform and view preservation as well as park and open space integration into the landscape.

The applicant's statement "...simply putting a park in this location is not the highest and best use of this area for the Avelon community, nor the City of Aurora" is an inaccurate assessment of regional priorities. There will be no shortage of commercial / retail opportunities along the 64th Avenue corridor as Gaylord provides the catalyst for future development. However, once eliminated, the high point and the experiential resource it represents would be gone for good. The City of Aurora and PROS would assert that the incorporation of the High Point Park into Aurora's parks and open space system in the precise location recorded in supporting documentation is exactly the highest and best use of this land for today's public and future generations.

HIGH POINT (COMMUNITY PARK) LOCATION AND NEED

The applicant in the FDP Narrative stated the following:

- A. FDP Narrative Statement: *“As has been discussed with City Staff, we believe that the results of the EPS study in this area are contradictory to the old view preservation ordinance that was approved in 1991 and restricts development of this critical corner. As a result, we have proposed a plan for this corner that maximizes the commercial development while largely meeting the intent of the ordinance.”*

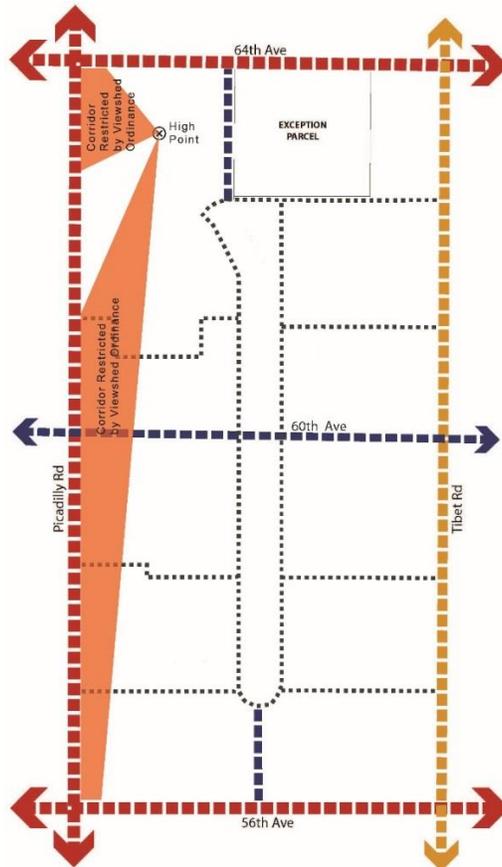
PROS Response: PROS stands by the requirements established for land development at the high point, corner of Picadilly and 64th Avenue as mandated by [Section 146-885](#) and the High Point Park View Corridor Analysis. As an ordinance, these requirements may not be waived in consideration of alternative planning perspectives held by the applicant.

- B. FDP Narrative Statement: *“...we believe that this park would be an excellent location for the inclusion of a public amphitheater or similar feature. We also see this as a natural setting for a public art component to help tie these uses together from a cultural perspective.”*

PROS Response: In working directly with the applicant, PROS agrees that the community park would be an ideal location for a public amphitheater and/or a public art component, provided all provisions of the Mountain View District, the High Point Park View Corridor Analysis, and PROS Dedication and Development Criteria are accommodated in the planning and design of said facility.

- C. FDP Narrative Statement: *“PROS has indicated that they believe that our proposed design is in conflict with this ordinance, while the applicant believes that we are compliant with the main intent of the ordinance, preserving views to all 3 major peaks outlined in the ordinance. As discussed with staff and shown on included exhibits, with our current design we are able to provide uninhibited views of both Pikes Peak and Mount Evans, and we are also able to provide views to Longs Peak through the proposed commercial development on the corner of 64th Ave and Picadilly St. Doing so will not only allow us to meet the general intent of the viewshed ordinance, but it will also allow us to provide important mixed use development along the 64th Ave corridor.”*

PROS Response: There is only one proper methodology in utilizing the mandates and directives outlined in the Mountain View District and the High Point Park View Corridor Analysis. In a definitive manner, the View Corridor Analysis ascribes distinct corridors extending from the physical high point in the northwest corner of the Avelon property toward Pikes Peak, Denver, Mount Evans and Longs Peak. Radiating from the high point along each viewshed are prescribed maximum building heights to be applied to any development located within the view corridors. If the applicant’s proposed development does not comply with the restrictive data within the View Corridor Analysis, the proposed development (FDP) is in conflict with City Ordinance. The proposed commercial/mixed use development shown in the northwest corner of the second submittal for Avelon due to layout, massing and heights of proposed structures is in conflict with City Ordinance and approved supporting documentation. Revise the proposed commercial/mixed-use development shown in the FDP to be compliant with all horizontal and vertical criteria mandated by the View Corridor Analysis, shown diagrammatically in the graphic below.



D. FDP Narrative Statement: “As you will see on the image on the next page, we are providing a mixed use building along Picadilly, that blocks some of the secondary viewshed to Longs Peak, however we believe that this inclusion is warranted because in actuality, this building is really blocking the view of Gaylord which dominates this portion of the greater viewshed from our site. I have highlighted Gaylord on this plan so that you can see the degree of impact that it already imparts upon the view preservation potential.”

PROS Response: The applicant has presumed that the Gaylord hotel has an adverse visual impact on the landscape. The Gaylord in fact complies with the Mountain View District and the High Point Park View Corridor Analysis. The mixed use buildings proposed by the applicant and shown in the northwest corner of the Avelon property do not comply with District and View Corridor Analysis. The plaza space shown between mixed use buildings on the FDP provides only a very small visual alley toward Longs Peak and does not comply with City Ordinance.

E. FDP Narrative Statement: “We have reviewed the annexation agreement and the associated GDP, and while we agree that there are public land dedication obligations associated with them, we do not share the same opinion as PROS with respect to the details. The GDP contains language with regard to dedication of land in the northwest quarter of Section 12 for “public purposes”. We do not believe that the GDP nor the Annexation Agreement for the property are clear that this “public purpose” has to be a park, nor that it has to be located precisely at the corner of 64th and Picadilly. Also, neither the annexation agreement nor the GDP reference the 20 acre park size. In fact, the GDP states that the “exact determination of size and configuration shall occur when the property owners rezone any part of the property shown on the GDP from an agricultural use to residential or non-residential uses”. There is reference to a 17 acre park in the view corridor analysis done by Design Workshop back in 1991, but we cannot find this requirement in any ordinance or guiding document.”

PROS Response: Relative to the clarity of the GDP concerning the term ‘public purposes’, the clause in Item 7, *“The property owners agree to dedicate the NW corner of Section 12 for public purposes in accordance with the Public Land Dedication requirements contained in the annexation agreement.”* ties the phrase ‘public purposes’ with the process of land dedication as defined in the 1991 Annexation Agreement. Precedent within the City of Aurora consistently interprets Public Land Dedication as lands dedicated to the City of Aurora as parks, open space, fire, police or library facilities. With the inclusion of the direction from the High Point Park View Corridor Analysis and [Section 146-885](#), it is clear that the only use applicable for the area in question a public park. Following extensive review, this position is supported by the City Attorney’s office. There is no precedent for interpreting the phrase ‘Public Land’ in annexation agreements as private retail, commercial, or entertainment development.

Regarding the size and location of the High Point Park referred to in multiple guidance documents, the legally accepted language comes from the Council approved January 1991 High Point Park View Corridor Analysis. The View Corridor Analysis is the fundamental document from which all other subject-specific guidance and [Section 146-885](#) were derived. The location of the High Point Park is the southeast corner of 64th Avenue and Picadilly Road intersection (northwest corner of subject property) encompassing the physical high point as it exists on the Avelon property today. The size of the High Point Park recommended by Exhibit 12 of the View Corridor Analysis clearly ranges between 17 acres and 60 acres. It is the continued direction of PROS for the applicant to dedicate a 20 acre community park consistent with all supporting/guiding documentation mentioned previously and located at the northwest corner of 64th Avenue and Picadilly Road.

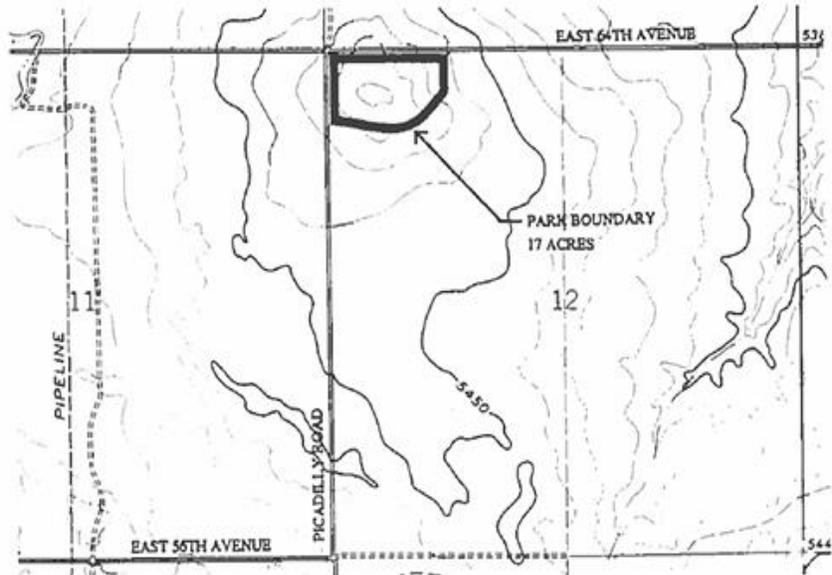


Exhibit 11: Park Boundary Prior to Study

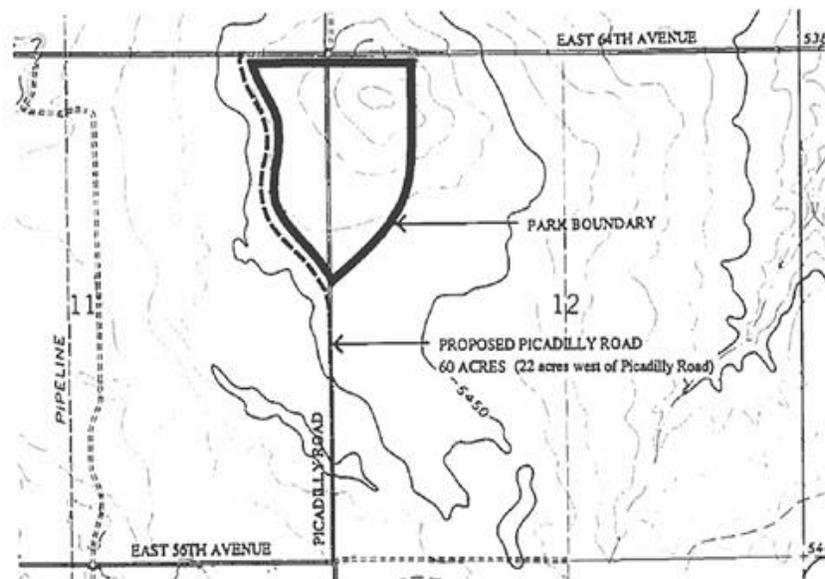


Exhibit 12: Suggested Park Boundary

E. FDP Narrative Statement: “With all of that said, and as you will see in the FDP, we are proposing a significant park space with public purpose, in proximity to the corner of 64th Ave and Picadilly Rd., that is capable of meeting the obligations of the GDP, Annexation Agreement and the main intent of the View Preservation Ordinance while still providing for the highest and best use of ground along the 64th Ave corridor as a regional commercial node as defined in the EPS study.”

PROS Response: The “park space” referred to in the narrative by the applicant does not meet the main intent of [Section 146-885](#) as it does not preserve the physical high point located in the northwest corner of the Avelon property nor does it preserve the prescribed view corridors defined in the Ordinance and supporting data.

G. FDP Narrative Statement: “The most significant feature on the site is the presence of the area’s high point, which we are proposing to integrate into the public realm of the site via the incorporation of a large public park.”

PROS Response: The public park boundaries shown in the FDP do not encompass the only significant physical feature of the Avelon property – the high point protected by City Ordinance.

FRAMEWORK DEVELOPMENT PLAN

▪ **Population Calculations**

The applicant within the Form D Land Use Matrix indicates in Line 12 a total proposed residential population of 3,642 persons. The actual total residential population, based on Planning Area and density data provided, shall be 3,737 persons.

Revise population calculations as follows:

Single Family Detached (@ 2.65 persons per DU) 612 DUs x 2.65/DU = 1,622 persons

Single Family Attached (@ 2.65 persons per DU) 461 DUs x 2.65/DU = 1,222 persons

Multi-Family = (@ 2.5 persons per DU) = 357 DUs x 2.50/DU = 893 persons

Total proposed population = 3,737 persons

▪ **Land Dedication Requirements**

Calculate park and open space land dedication requirements based on current City of Aurora standards, proposed residential unit counts, service area assessment, and population figures provided at the time of first submittal for the FDP. Revise land dedication requirements on Form D and reflect in Form J and Open Space, Circulation and Neighborhood Map.

Neighborhood Park land dedication = 3.0 acres per 1,000 persons population

Community Park land dedication = 1.1 acres per 1,000 persons population

Open Space land dedication = 7.8 acres per 1,000 persons population

Neighborhood Park Land Dedication - Based on a total population projection of 3,737 for 1,430 dwelling units, the neighborhood park land dedication requirement will be 11.21 acres.

Community Park Land Dedication – Based on a total population projection of 3,737 for 1,430 dwelling units, the community park land dedication requirement will be 4.11 acres.

Open Space Land Dedication – Based on a total population projection of 3,737 for 1,430 dwelling units, the open space land dedication requirement will be 29.14 acres.

▪ **Open Space, Circulation and Neighborhood Map**

1. The community park shown in PA-12 must be a minimum of 20 acres in size, must be relocated to the northwest corner of the property, and shall encompass the physical high point for landform/view preservation purposes in accordance with zoning ordinance and supporting documentation mentioned previously.
2. The layout and distribution of the park system represented in the Open Space, Circulation and Neighborhood Map centers around an open space spine aligned along a north/south axis of the development area. While this arrangement works to link park and open space corridors to adjacent residential Planning Areas, the composition of the neighborhood park (PA-18) and pocket parks is confusing. It appears that the neighborhood park requirement will be satisfied in the 12.9 acre PA-18. PROS has concerns that PA-18, part of the linear spine, may not function as a primary neighborhood park given its narrow width. The large pocket parks in PA-22 and PA-23 may better serve the community by separating them and distributing further into the residential neighborhoods.

- **Form J**

1. The community park shown in PA-5 must be revised to encompass the high point and critical view corridors as defined by the Mountain View District and the View Corridor Analysis.
2. All open space land dedication must be provided on site for the Avelon subdivision. It appears that open space dedication is composed of an aggregate of residual community park acreage, residual neighborhood park acreage, and pocket park acreage. Adjust the sizes of open space areas to provide a minimum of 29.14 acres and clarify the intent of how open space dedication acreage is being met on site.
3. Add PA-6 to the Trigger for the construction requirement for the PA-5 community park.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
11/19/2018

Avelon FDP -2ndRef - November 2018

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	612	0.7	428
MF-LOW	461	0.3	138
MF-HIGH	357	0.145	52
TOTAL	1,430		618

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	208	0.16	98	306	0.2	122	428
MF-LOW	0.17	78	0.08	37	115	0.05	23	138
MF-HIGH	0.075	27	0.04	14	41	0.03	11	52
TOTAL		313		149	462		156	618

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	313	0.0175	5.4814
MIDDLE	149	0.025	3.7270
HIGH	156	0.032	4.9971
TOTAL	618		14.2056



Right of Way & Permits

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November 16, 2018

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

Attn: Sarah Wieder

Re: Avelon - 2nd referral, Case # DA-2121-00

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **Avelon** and has no further concerns at this time.

Should there be any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
Public Service Company of Colorado

