



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

Worth Discovering • auroragov.org

August 6, 2019

Megan Waldschmidt
Sebastian Partners
4643 S Ulster Street, Suite 970
Denver, CO 80237

Re: Fourth Submission Review – Avelon – FDP and Comprehensive Plan Amendment
Application Number: DA-2121-00
Case Numbers: 2018-1005-00; 2018-7004-00

Dear Ms. Waldschmidt:

Thank you for your fourth submission, which we received on July 16, 2019. We reviewed it and attached our comments along with this cover letter. The letter contains comments from all city departments, as well as outside agencies.

Assuming all public hearing notice requirements are successfully completed as outlined in this review letter (Item 1E), the Planning Commission public hearing will be August 28, 2019 and the City Council public hearing will be September 16, 2019. If you would like to revise any documents to address staff's comments from this fourth submittal review, those documents would need to be submitted by Friday, August 16 to be incorporated into the public record for Planning Commission and City Council. A technical corrections submittal to address remaining issues would be required following these public hearings.

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\2121-00rev4.rtf



Fourth Submission Review

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

1A. Although significant improvements have been made to the Urban Design Standards (Tab 10) and the Architectural Design Standards (Tab 12) since the last submittal, a number of issues remain as follows:

- 1) The minimum block size in the residential neighborhoods should be 700', not 800'. This is consistent with the current code and the Unified Development Ordinance. Please update Tab 10 to reflect this standard.
- 2) Very few design standards are provided in Tab 10 for the northeast corner of the development, which is the area most visible from E-470 per statements made in the FDP Narrative. Many of the standards applicable to the northwest corner, such as minimum building heights and build-to lines, should also apply to this area, and parking should be located internal to the site (i.e. facing the Denver Water parcel) instead of facing 64th Avenue or Tibet Road.
- 3) Additional design standards should be provided in Tab 12 for multi-family apartments. Given the proposed location of the multi-family in the northwest corner of the site, the design standards must reflect a more urban condition. For example, all parking should be provided in a parking structure (as opposed to surface parking or carports), elevators should be required for all buildings, there should be a maximum height of 5 stories, and ground floor units should have direct access to the adjacent street frontage. Balconies should be required for a certain percentage of the units (i.e. 50% of the units need a balcony of at least 40 square feet). In addition, all sides of a building need to have equal levels of architectural variation / design features.
- 4) The Design Review Committee (DRC) should include a member of city staff. Although staff appreciates your desire to not unreasonably burden staff with this time commitment, it streamlines and simplifies the city review process if a staff member sits on the DRC and is aware of upcoming applications.

1B. Based on the Land Use Matrix (Tab 8), it appears that the requested percentage of small residential lots is just over 50% (551 small residential lots out of 1,100 total lots). Please update this document to reflect that the small residential lot percentage will not surpass 50%.

1C. In the Landscape Design Standards (Tab 11), please add a caveat for the "Buffer along Arterial Roads" section regarding the potential changes to the cross section along 64th Avenue per the ongoing study. If it's determined that an urban streetscape should be provided, the 30' wide buffer that is noted would not be appropriate as the buildings should be fronting on and engage with 64th Avenue.

1D. Update the boundaries of other nearby FDPs in the Context Map (Tab 3). See redline comments.

1E. In order to go before the Planning Commission on August 28th, you must complete the following legal notice requirements by Friday, August 16th:

- 1) Post two public hearing signs on the site at least 10 calendar days before the hearing date (by Friday, August 16th). Two signs will be ready for you to pick up at the front desk of the Planning Department on Monday, August 12th. Please post one sign along 56th Avenue and one sign along 64th Avenue in areas that are visible to the public. You are responsible for providing stakes for the signs. Please send me photos as proof that you posted the signs by August 16th.
- 2) Mail the attached public hearing notice to all adjacent property owners at least 10 calendar days before your hearing date. You are responsible for looking up adjacent property owners again in case they have changed since the application was submitted in July 2018. You must send these notices with a certificate of mailing (to prove that the notices were sent) by August 16th and send me a copy of the certificates of mailing, along with the signed notice of public hearing form that is attached to this review letter.



1F. The Public Art Budget included in Tab 7 contains outdated numbers. Please review the attached document, labeled “Metro District Public Art Guidelines,” and update Tab 7 to be consistent with the updated standards. Please note that a full Public Art Plan must be created with the first CSP that is submitted in Avelon.

1G. Address other redline comments in all FDP tabs that were flagged as “resubmit.”

1H. Review additional concerns from the property owner of Painted Prairie that are attached to this review letter.

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

2A. In the Landscape Matrix Table in Tab 11, please provide information on the required planting quantities. The standard is 1 tree and 10 shrubs per 4,000 square feet above the 100-year water surface elevation.

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

3A. Staff will not hold onto the previously submitted avigation easement that was requested to be recorded at the time of final Subdivision Plat. A new avigation easement will need to be submitted with the first Contextual Site Plan / Subdivision Plat for the entire development.

3B. 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. This should be noted in Tab 12.

3C. 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.

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

4A. In the PIP, update Sheet 3 of the “Overall Phasing Plan” to reflect that 64th Avenue must be constructed adjacent to the Denver Water parcel.

4B. The FDP cannot be finalized / recorded until the Master Drainage Study is approved.

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

5A. The total residential population, based on 1,110 single-family residences and 322 multi-family residences, shall be 3,747 persons. Row 12 of Form D confirms this population calculation.

5B. The neighborhood park land dedication requirement will be 11.24 acres, the community park land dedication requirement will be 4.13 acres, and the open space land dedication requirement will be 29.22 acres. Rows 21-23 of Form D indicate that all park and open space land dedication requirements have been satisfied on site.

5C. Change the land use designation of PA-31 and PA-20 from “Pocket Park” to “Open Space” on all documents.

5D. PROS has reviewed the proposed realignment of the high point as illustrated by the applicant’s High Point Exhibit and recognizes that the slight shift in location continues to satisfy the intent of [Section 146-885](#), provided that all viewsheds remain unobstructed in accordance with the ordinance.

5E. Leave the trigger for community park construction blank in Form J.



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

6A. The trip generation has been reduced from the previous submittal in the MTIS. Why are all the Planning Areas not included, as well as the proposed amphitheater venue? “Graham exclusively told Denver Business Journal that the project will be anchored by an amphitheater with a retractable roof, allowing for year-round concerns and events. He’s in discussions with Live Nation about a contract to program entertainment at the venue. The venue would be built to accommodate 8,000 seats and another 4,000 people in a grass area, Graham said.”

6B. Please note that an event management plan would be required with the CSP if an amphitheater is proposed. Updating the MTIS to include the trips will be required, unless the trips are already included. Which Planning Area would this venue be in?

6C. The geometry and discussion for the E-470 / Tibet Road laneage along 64th Avenue was not included in the MTIS as requested.

6D. Update the PIP Narrative to address redline comments regarding 60th Avenue and Picadilly Road construction.

6E. Additional turn lanes will be needed along 60th Avenue per MTIS. It may need to be a 3-lane collector in areas near Tibet Road and Picadilly Road, or at other intersection locations.

6F. Add a note to the PIP indicating that the E-470 / 64th Avenue intersection improvements are the responsibility of the developer and that the improvements will improve interim traffic control to facilitate safe operation of 64th Avenue with the Tibet Road alignment closer than the city’s standard spacing requirements. Additional modifications will be required, and fine tuning of these designs are anticipated in the Civil Plan review.

6D. Address additional redline comments throughout the MTIS and PIP.

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

7A. Use the Master Utility Study (MUS) that is currently under review for High Point at DIA as a reference. Contact Greg Proulx at Martin/Martin to coordinate.

7B. Ensure the water model schematic matches the electronic water model and the water layout in the PIP.

7C. The water model schematic does not need the road layout underneath it or the PAs as those are already included in Page 80 of the MUS.

7D. Coordinate with High Point at DIA about the PRV in Tibet Road. Per the current and previous High Point at DIA MUS, two zone 3C connections are planned off of Tibet Road north of 60th Avenue.

7E. Ensure consistency between the MUS and PIP. Review redline comments.

7F. Address other miscellaneous comments in the MUS and PIP.

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

8A. Previous comments and concerns still apply from DEN.

9. Urban Drainage and Flood Control District (David Skuodas / 303-455-6277 / dskuodas@udfcd.org)

9A. See the attached comments.



NOTICE OF PUBLIC HEARING

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303-739-7250

Dear Abutting¹ Property Owner,

You are hereby invited to attend the public hearing and express any concerns you may have regarding the proposed development application case(s) listed below.

The Aurora Municipal Code **Section. 146-204(D)1** requires that a public hearing be held on the case(s) below and that all persons, firms, or corporations who/or which hold fee title to the property, and all abutting property owners be notified of this hearing.

People wishing to address the Planning Commission or City Council at a public hearing should review the Planning Commission or City Council Guidelines for citizen participation at the public hearings as appropriate. This information is also available the night of the public hearing outside the City Council Chambers.

All documents and materials pertaining to the case(s) below are available for your review in the Planning & Development Services Department between 8:00 AM and 5:00 PM, Monday through Friday, and are also available on the city of Aurora **Development Application Review Website**.

Public Hearing Information

Planning Commission Hearing at 6:00 p.m. on Wednesday, August 28, 2019
(To be held in City Council Chambers on the 1st floor, 15151 E. Alameda Parkway)

City Council Hearing at 7:30 p.m. on _____
(To be held in City Council Chambers on the 1st floor, 15151 E. Alameda Parkway)

Administrative Vesting Hearing at 2:30 p.m. on _____
(To be held in the Planning & Development Services Department on the 2nd Floor, 15151 E. Alameda Parkway, Blue Spruce conference room)

Applicant Information

Name _____ Phone _____

Address _____ Email _____

Development Application Information

Case # _____ Case Name _____

Case # _____ Case Name _____

Case # _____ Case Name _____

Property Address _____

Planning Case Manager _____

Phone _____ Email _____

Verification of Notice Form

I certify that written public hearing notices to abutting owners for the above case(s) were sent on or before ____ (Date) per the instructions of the Aurora Planning & Development Services Department. Enclosed is a copy of the mailing list of the abutting property owners.


Applicant's Signature _____ Date _____

¹**Abutting** refers to two or more properties or zone lots sharing a common border or separated only by a public or private right-of-way or by public open space or body of water not more than 1,000 feet in width. In a case of property held in condominium ownership, abutting means all the individuals holding undivided ownership in the abutting property.

NOTICE OF PUBLIC HEARING INSTRUCTIONS

The first page of this form provides notice of the time, date, and place of the public hearing before the Planning Commission or City Council. The applicant is required to complete the information on the second page of this form and mail it to the owner of the property affected and all owners of abutting¹ property at least 10 calendar days prior to the public hearing.

The applicant shall obtain from the Post Office proof that the notice has been mailed. It is recommended the applicant use the Post Office's Certificate of Mailing service to provide evidence that the notice was sent. The Certificate of Mailing service requires the applicant to fill out the form pictured below in person at a Post Office location for the owner of the property affected and all abutting property owners receiving notice of the public hearing.

	UNITED STATES POSTAL SERVICE®	Certificate Of Mailing	To pay fee, affix stamps or meter postage here.
<small>This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.</small>			
From:			
<hr/>			
<hr/>			
<hr/>			
<hr/>			
To:			Postmark Here
<hr/>			
<hr/>			
<hr/>			
<hr/>			
<hr/>			

PS Form **3817**, April 2007 PSN 7530-02-000-9065

Applicants shall provide copies of the above Certificate of Mailing (for the owner of the property affected and each abutting property owner notified) and one copy of the Verification of Notice Form (located at the bottom of the first page of this form) to the Planning Case Manager prior to the public hearing as well as any other required subsequent public hearings. Failure to submit the Verification of Notice Form prior to the public hearing will result in an automatic continuance of the application.

Should the case(s) for any reason be removed from the agenda for public hearing, it is the applicant's responsibility to re-mail all notices for the rescheduled hearing date. If the applicant is scheduled for another hearing before City Council, the notification procedure must be repeated. Please contact the Planning Case Manager for more information.

Note: This form is also available online: AuroraGov.org/CityHall/FormsAndApplications/Development/index.htm

METRO DISTRICTS PUBLIC ART GUIDELINES FOR AURORA, CO

Notes for Developers

updated 2/25/19

What Type of Art Projects Are Appropriate?

Unique or limited edition artworks created by a professional artist

- Functional elements such as gates, benches, fountains, or shade structures;
- Landscape integrated enhancements such as passageways, bridges, street lighting elements, or garden features;
- Mosaics or terrazzo walls, floors, and passageways;
- Sculpture such as freestanding, wall-supported, suspended, kinetic, or electronic;
- Neon, LED, glass, photographs, prints, and any combination of media including sound, film, video, or other interdisciplinary artwork.
- Artwork(s) situated at publically accessible/visible locations.

What Type of Art Projects are NOT Appropriate?

- Reproductions or unlimited editions of original work;
- Art objects that are mass-produced;
- Artworks that are decorative, ornamental or functional elements of the architecture or landscape design, except when commissioned by a professional artist;
- Architectural rehabilitation or historical preservation;
- Directional elements such as super-graphics, signage, or graphics that would already be a part of the project;
- Fountains or playground equipment that is mass-produced;
- Designs that are created by the project architect or landscape architect firms;
- Business Logos
- Artworks situated at interior locations, offices, or within other spaces that are not accessible to the public.

What Costs are Eligible to be Expensed to the Public Art Budget?

- Public Art Plan Application Fee paid to the City of Aurora Art in Public Places, (5% of the required public art budget)
- Long-term maintenance of the artwork, up to 10% of the public art budget.
- Project Coordination Fee, up to 10% of the public art budget including artist solicitation costs including call for entries printing and mailing, artist proposal design fee, and other costs.
- Professional artist's budget (75% of the total funding), including:
 - artist fees
 - materials
 - labor costs for assistants
 - insurance
 - permits
 - taxes

- business and legal expenses
- operating costs
- art dealer's fees
- site preparation
- fabrication
- installation
- photography of the work
- ID plaque
- artwork lighting

Example Project: Total Budget of \$100,000

75% Professional Artist Budget \$75,000

5% Public Art Plan Application Fee (paid to City) \$ 5,000

10% Future Maintenance & Repairs (set aside) \$ 10,000

10% Project Coordination (up to 10%) \$ 10,000

Current Rates for Calculating the Public Art Requirement

Residential = \$330.77 per acre

Mixed Use = \$508.88 per acre

Non Residential = \$540 per acre

Who is Responsible for Project Coordination and What Does that Include?

The Developer may use in-house staff, the landscape architecture firm, the architecture firm, a private consultant, or AIPP Staff to coordinate the public art project. Up to 10% of the public art budget may be used to offset this administration cost. Coordination responsibilities include:

- Meet with Developer and City to define the public art project including potential sites, themes, budget, schedule, professional artist selection process, and Public Art Plan Requirements.
 - Set communication procedures and act as liaison between the selected artist, City of Aurora, Developer, landscape architect, engineers, and architects.
 - Establish Budget Controls.
 - Implement professional artist selection process (see "What is the Artist Selection Process?")
 - Prepare the Public Art Plan for review by the Director of Library and Cultural Services via AIPP Staff.
- Prepare and monitor artist contract.
 - Monitor art fabrication process.
 - Ensure adherence to schedules, public safety issues, permitting, and budget.
 - Assist artist in developing a maintenance and conservation plan and procedures for the artwork.
 - Coordinate site preparation and installation logistics with project architect, landscape architect, and engineers.
 - Supervise installation of artwork.
 - Prepare identification plaque and artwork documentation.

- Prepare the Closing Documents for review by AIPP Staff after the project is completed and documented.

What is included in the Public Art Plan?

The Preliminary Public Art Plan is due with the first site plan or contextual site plan for the development. Two copies of the initial plan should be submitted to the AIPP Coordinator for review and approval by the Director of Library, Recreation, and Cultural Services Department. The Preliminary Public Art Plan must include:

- The public art budget including total budget, fee to the city, and itemized expenses as defined earlier.
- Narrative description of the intent including potential sites, themes, materials and the relationship to the overall development project;
- Schedule/timeline

After the artist is selected and the Developer has approved the artwork, the Project Coordinator prepares an addendum to the Public Art Plan and submits it (2 copies) to the AIPP Staff for review by the Director of Library, Recreation, and Cultural Services Department. This addendum should include:

- Narrative description of the proposed artwork including theme, materials, scale
- The artist's itemized budget;
- Documentation: artist drawings, plans, or other media reflecting the project;
- Artist resume and biography (including contact information);
- Maintenance plan;

What is the Artist Selection Process?

The Developer will work with the Project Coordinator and AIPP Staff at the initial meeting to decide which option works best for the project. The Developer and/or its assigns will be responsible for selecting the artwork. There are three processes to choose from:

- Open Competition
 - The Project Coordinator prepares a Request for Qualifications to be advertised.
 - A Panel (selected by the Developer) reviews the submitted professional artist application packets (not proposals), including images of past work, letters of interest, and resumes.
 - The Panel selects finalists to prepare a proposal for the site who are paid a design fee.
 - Finalists present their designs to the Panel and are interviewed.
 - The Panel recommends the most appropriate artists/proposals.
 - The Project Coordinator prepares a Public Art Plan Addendum for review by the City's Director of Library, Recreation, and Cultural Services.
- Invitational Competition
 - The Panel will review slides by professional artists recommended by the AIPP Staff or Project Coordinator.
 - Professional artists are asked to submit an application packet (not proposals), including slides of past work, letters of interest, and resumes.

- The Panel selects finalists who prepare proposals for the site and are paid a design fee.
- The finalists present proposals to the panel during an interview process.
- The Panel recommends the most appropriate artists/proposals.
- Direct Purchase
 - The AIPP Staff or the Project Coordinator recommends existing artwork for purchase.
 - The Panel selects the artwork to purchase from the recommendations.
 - The Project Coordinator prepares a Public Art Plan for review by the City's Director of Library, Recreation, and Cultural Services.

Who Qualifies as a Professional Artist?

The criteria below are based on art industry standards of who qualifies as a professional artist. Artists who are being considered for a public art project(s) under this program must meet one or more of the criteria.

- Bachelor of Fine Art and/or Master of Fine Art from an accredited college or university;
- Exhibition experience in a professional context, i.e., galleries, museum, art centers, or other exhibit venues;
- Is recognized by his/her peers as such by way of honorable mentions, awards, prizes, scholarships, appointments, and/or grants;
- Is pursuing his/her work as a means of livelihood and/or a way to achieve the highest level of professional recognition;
- Has had his/her artwork publicly written about or discussed;
- Has his/her artwork held in public or private collections;
- Is commissioned or employed on the basis of his/her art skills.

Special Circumstance

If the public art plan calls for locating the art within a park that will be turned over to the city of Aurora after it is created, and therefore the art would be turned over to the COA as well, the art selection process will be managed by COA, and all funds for project coordination, maintenance, etc. will be retained by the City of Aurora.

Public Art Staff Contact Information

Roberta Bloom, Public Art Coordinator

rbloom@auroragov.org

303 739-6747

Concerns from Painted Prairie Property Owner

- We read an article last week in the Business Journal stating that Avelon is planning a concert venue. Yet, in spite of numerous requests to the City, we have received no information about noise, limits on times of operations, traffic or other concerns. We strongly object to any zoning or grant of use approvals that would permit the concert venue, without more information and a chance to review. The concert venue is likely incompatible with our existing uses, entitlements and residential community. It is improper to modify a comprehensive plan, or grant a zoning which is incompatible with existing and adjacent land uses. Amongst other things, such a project would substantially interfere with our operations and implementation of our project.
- The proposed concert venue would modify the long-standing City master plans for a community park at 64th & Picadilly Rd. Even after several inquiries, we have been repeatedly assured by COA Staff that the plans for the community park would be maintained and that Avelon would have to dedicate/preserve 15-20 acres at their NW corner to provide therefore.
- Any deviation from the plans and processes stated above would be a substantial deviation from the directions and requirements staff has directed for Painted Prairie.
- The proposed increase in residential density/units requested by Avelon is contrary to long standing City Master Plans, Zoning and policy. There is no justification for the change. Additionally, Painted Prairie was required to go through an extensive process to modify City Master Plans, E-470 Zoning Overlay and parcel specific zoning before the project was allowed to proceed. In order for the City to be fair and equal in its processes, Avelon should have to meet the same standards. Amongst many factors, several of which I have articulated previously; before Painted Prairie could add residential zoning we had to demonstrate to the City, with many studies, including an extensive noise study that:
 - a. Painted Prairie was not in the view shed from E-470
 - b. Painted Prairie had virtually no noise impacts from E -470.
- Avelon is totally within the E-470 view shed. Avelon has substantial noise impact from E-470.
- We do not support the Avelon proposal at this time, and until the information we have requested numerous times is provided with time to study same, I ask that the City deny the requested Avelon rezoning and land use changes / approvals.



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

July 23, 2019

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **Avelon**
Stream: **Weasel Drainage**
UDFCD MEP Phase: **Design**
UD MEP ID: **ID 10003722**

Dear **Sarah Wieder**,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Weasel Drainage

We have the following comments to offer:

1. Although it did not appear that there were any substantive changes related to drainage on this submittal, I did want to add the following comments related to regional detention:
 - a. Please keep the following intent of the current ongoing RESPEC Second Creek master plan in this area in mind as this plan further progresses:
 - i. To reduce flows draining on to DIA downstream of the confluence of Gopher Gulch, Possum Gully, and Second Creek to natural conditions flows of approximately 3,400 cfs. Weasel Drainage is tributary to this system via Possum Gully.
 - ii. To evenly distribute regional detention basins amongst the various developments planned for the watershed.
 - b. Although an alternative for the Second Creek master plan has not been formally selected, all signs point towards Detention Alternative 3A being selected. I've attached

excerpts from the master plan showing the general location of regional detention basins in this area (Figure F-1), and their size (Figure 5-6). Pond WD1 is on this property.

- c. To achieve the target discharge at the DIA boundary it is important that the general location and size of the detention basins shown be adhered to, otherwise flow routing may be altered in such a way that the target discharge at the DIA boundary is exceeded. If for some reason there is a desire to reconfigure the regional detention in a way that deviates from Detention Alternative 3A either in size or location, then the modification would need to be plugged into the overall CUHP and SWMM models for the Second Creek watershed to confirm that the target discharges at the DIA boundary are still met.

Please feel free to contact me with any questions or concerns.

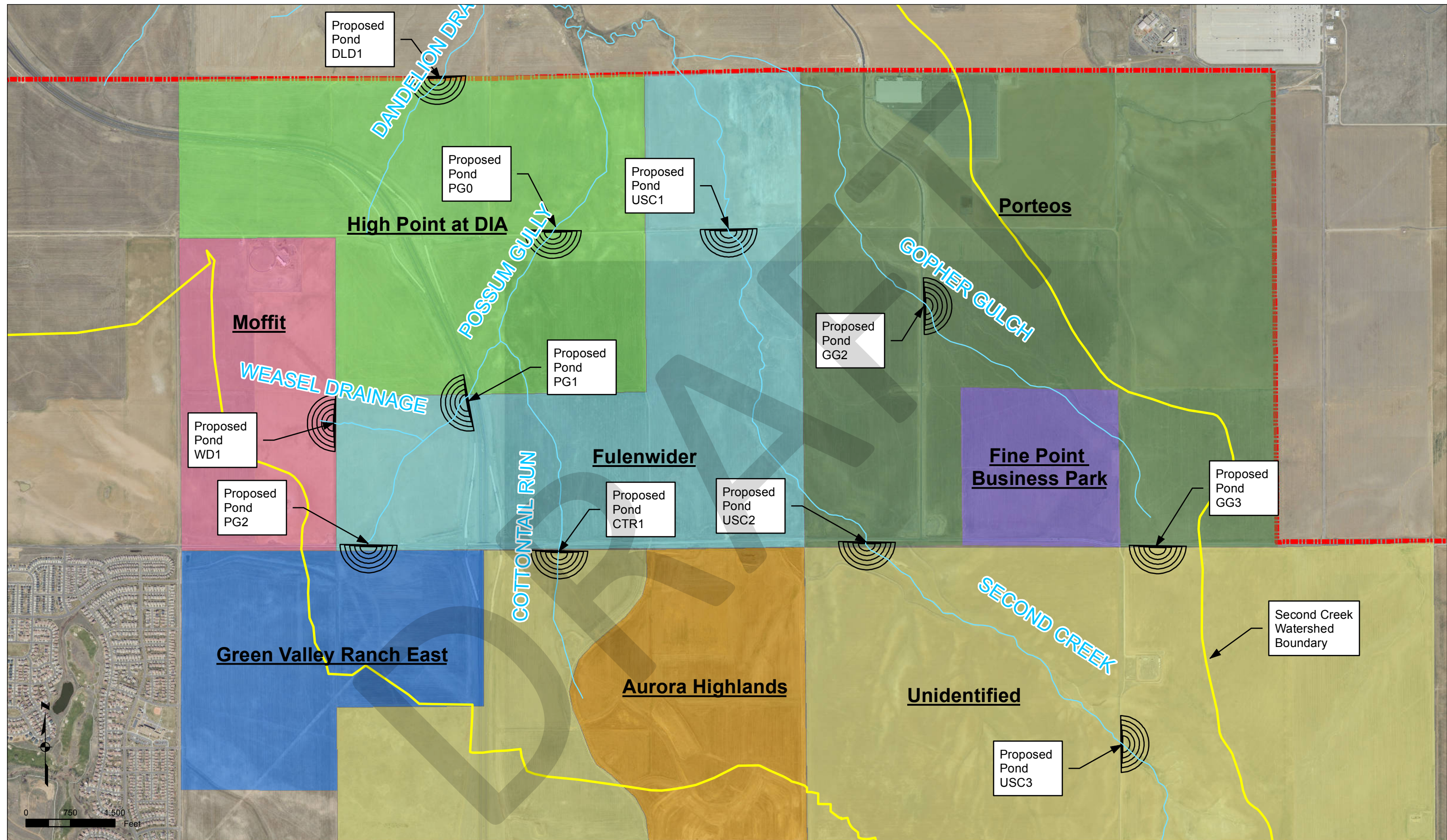
Sincerely,

Urban Drainage and Flood Control District



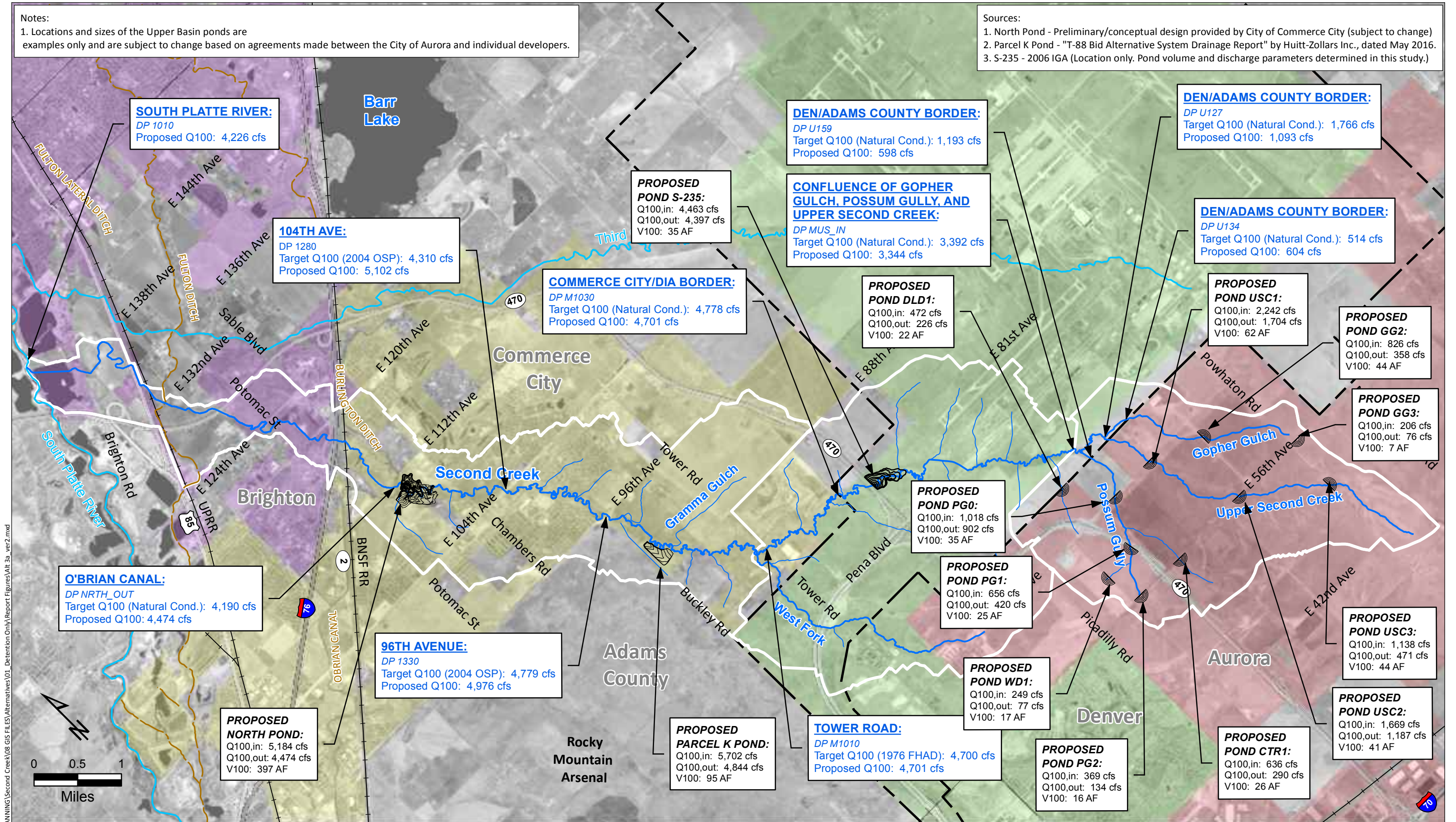
David J. Skuodas

Stream Services Program



Notes:
1. Locations and sizes of the Upper Basin ponds are examples only and are subject to change based on agreements made between the City of Aurora and individual developers.

Sources:
1. North Pond - Preliminary/conceptual design provided by City of Commerce City (subject to change)
2. Parcel K Pond - "T-88 Bid Alternative System Drainage Report" by Huitt-Zollars Inc., dated May 2016.
3. S-235 - 2006 IGA (Location only. Pond volume and discharge parameters determined in this study.)



Document Path: Z:\UDPCD PLANNING\Second Creek\GIS Files\Alternatives\01_Detention Only\Report Figures\Alt 3a_ver2.mxd