



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

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June 4, 2021

Kevin Smith  
JAMASO, LLC  
4100 E Mississippi Ave, Suite 500  
Aurora CO 80246

**Re: Initial Submission Review – JAMASO Master Plan and Zoning Map Amendment**  
Application Number: **DA-2243-00**  
Case Number(s): 2021-7002-00; 2001-2005-00

Dear Mr. Smith:

Thank you for your initial submission, which we started to process on May 15, 2021. 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 Friday, June 25, 2021. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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. The current review fee balance for this project is \$30,504.00 and must be paid prior to the acceptance of your resubmittal.

Your estimated Planning Commission date is tentatively scheduled for Wednesday, September 22, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing 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 email or call me. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group, 200 Kalamath St, Denver CO 80223  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: k:\SDA\2243-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- An additional north-south street needs to be identified on the east side of the proposed project. The internal street network needs to be further defined to determine compliance with the access and connectivity regulations with land use and engineering standards (refer to comments by planning and engineering below)
- Further refinement of the design standards will be needed to address missing items and clarify miscellaneous design elements (such as parking canopies, site lighting, and sign design). The architectural design standards need to address building orientation and preference to push building up to Powhaton.
- Additional landscape buffer areas will be required on the property which need to be reflected in multiple plan documents.
- Water and sanitary sewer alignments need to be included in the plans. These need to be properly planned (phased) improvements in the PIP, and loop water requirements are identified in the redlined documents.
- Refer to redlines on the traffic impact study. Required traffic improvements should be reflected in the PIP and signals will be required for the project as indicated in the study.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. General Planning** (Aja Tibbs / [atibbs@auroragov.org](mailto:atibbs@auroragov.org) / 303-739-7227 / Comments in dark teal)

##### **PIP – Tab 13**

1A. The street network within the project should achieve a small block system that circles and goes around development sites rather than simply accessing them through randomly spaced drives. To achieve this goal, a local street is needed behind the commercial parcels. This street should pull all the way through the parcel to connect to south property line (refer to redlined drawings). If preferred, you may request that the construction of this street be phased with the development of the commercial parcels.

1B. The PIP map needs to relate to the PIP narrative. Please either color improvements for each planning area or create separate maps for each planning area.

1C. As mentioned in comment 1A, a system of blocks is needed within the development. This is also an issue for the eastern half of the master planned area. Create a block by adding another local street connection between Colfax Ave. to the southern property line.

##### **Architectural Design Standards – Tab 12**

1D. Replace "may" with "shall" throughout the submittal documents - these are design standards not guidelines.

1E. Add a section about building orientation - buildings shall be pulled up to the street on Powhaton and Colfax. Parking areas, gas canopy's and other auto-oriented uses need to be pulled to the back of the site.

1F. Update old terms from previous code – the FDP is now known as the Master Plan, the preliminary plat stage is now the site plan stage, the waiver process is now known as an adjustment, and there are no E-470/Eastern Plains regulations (just reference the Unified Development Ordinance – UDO)

1G. Will canopy/coverings be proposed for the outdoor self-storage areas? Please clarify. If so, the design, style and general orientation should be addressed in these standards.

1H. Per Section 146-4.6.5.A.3.a. "No more than 60% of lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking." The buildings shall front the street to meet this requirement.

##### **Urban Design Standards – Tab 10**

1I. Add information about sidewalk and bicycle network. Coordinate these standards with the landscaping standards.

1J. Address design standards for employee plaza and other outdoor amenity spaces (either here or in the landscape standards).

1K. Colfax is intended to be a high transit corridor in the long-term. Please address future placement of transit stops and amenities in the area.

1L. Add lighting fixture images for general theme and style.

1M. Provide descriptions and standards regarding the general theme for signage within master planned area. This is required to be addressed as part of a master-planned development.



1N. Update old terms from previous code – the FDP is now known as the Master Plan, the preliminary plat stage is now the site plan stage, the waiver process is now known as an adjustment, and there are no E-470/Eastern Plains regulations (just reference the Unified Development Ordinance – UDO)

1O. There is significant variation in the style of the three signs depicted on tab 10.2, which will make it difficult to determine the intended theme/style during site plan review. Please add more information and revise.

### **Open Space and Circulation Plan – Tab 9**

1P. Add scale to plan

1Q. Relocate existing fire station access to new street connection.

1R. Local streets should be provided at access points to create blocks and meet the standards of section 4.5.4.A.1.

1S. Add bike and ped circulation. Where will crossings generally be? Consider transit access.

1T. These access points along Colfax should be aligned. Refer to Table 4.6-1 of the UDO.

1U. Per Section 146- 4.5.3.A.2. Another North/South collector should be reserved or dedicated at the quarter section line.

1V. Add an internal local road to break up the eastern block of the proposed project:

-Refer to Section 146-4.5.3.C which requires that stub streets be provided to adjacent properties which have not been platted.

-Refer to section 4.5.4.A.2. which requires that internal blocks cannot be more than 2,640ft., and section 4.3.9.B. which will require a maximum block length of 700 ft. at the time of plat.

1W. Colfax is planned for transit long-term. Address future transit stops, crossings, and other bike/ped amenities in this proposal. Even if a stop is not planned or determined at this time, the master plan should address standards and reserved spaces for the potential improvement needs in the long-term. Contact information for RTD:

C. Scott Woodruff

Engineer III

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)

1X. If possible, the internal local road should be pulled all the way to the south property line for future connectivity. Please coordinate with the Oil and Gas site to explore amending the current site condition.

### **Land Use Map – Tab 8**

1Y. Update to match requested street connections on the open space and circulation plan.

1Z. Refer to the lower table on Form D/ Tab 8.2: Why is this section shaded when there are mixed commercial areas proposed? Please revise table to shade items which are not applicable to the project (such as residential)

### **FDP Narrative – Tab 6**

1AA. Please update the terms to match current standards and process requirements. Again, the FDP is now known as the Master Plan, the preliminary plat stage is now the site plan stage, the waiver process is now known as an adjustment, and there are no E-470/Eastern Plains regulations (just reference the Unified Development Ordinance – UDO)

## **2. Landscape Design (Kelly K. Bish, PLA, LEED AP / [kbish@auroragov.org](mailto:kbish@auroragov.org) / 303-739-7189 / Comnts in red/teal)**

### **Landscape Design Standards – Tab 11**

2A. The design standards matrix does not address building perimeter, parking lot or non-street buffer landscaping standards.

2B. Update the matrix to reflect the review comments provided.



#### Jamaso Landscape Overview Plan

- 2C. Add the additional buffer areas where indicated.
- 2D. Provide the designated land uses as shown on the land use plan.
- 2E. Provide a cross section of the proposed berms and landscaping.
- 2F. Include where fencing is proposed or a separate fencing plan.
- 2G. Are the buffers indicated intended to be the minimum buffers, that is they will not be able to be reduced since the design standard defer to the UDO?
- 2H. Because the buffer widths indicated are specific to the graphic/layout shown, should the layout change in the future the requirements should be written out and included in the matrix above. For example, a minimum 25' wide landscape buffer shall be provided between all residential and commercial properties. That way it covers the entire development and is not just specific to a location shown on the exhibit.

#### Colfax Avenue Right-of-Way Landscape Graphic

- 2I. The fencing shown in the graphic does not represent the fencing proposed in the Master Plan to be used for screening purposes. Staff would be supportive of an opaque fence as it would screen whereas an ornamental rod iron fence would not.
- 2J. The proposed shade structures shown to provide cover for the outdoor storage need to be included in the Master Plan design standards.

#### **Urban Design Standards – Tab 10**

- 2K. Update the matrix per the comments provided.
- 2L. Provide the proposed land uses on the entry monument location map.

#### **Land Use Map and Matrix – Tab 8**

- 2M. Update the buffers shown in the Land Use Map per the linework provided in teal.
- 2N. Update the Land Use Standard Notes where indicated.

### **3. Transportation Planning** (Tom Worker-Braddock / [tworker@auroragov.org](mailto:tworker@auroragov.org) / 303-739-7340 / Comnts in teal)

#### **PIP – Tab 13**

- 3A. Powhaton marked on NEATS (2018) as a future high frequency transit route. Cross section will have to include space for future accommodation of transit stops.
- 3B. Powhaton marked on NEATS (2018) as primary bike route, with separated bike lanes.
- 3C. Recommend identify location of access points to site for internal circulation. This would also help identify how the site would avoid creating a "super block". See UDO 146.4-5.
- 3D. This part of Colfax is designated as a two-lane collector in NEATS (2018).
- 3E. The east side of the property is approximately 1/2 mile from Powhattan and would require a north-south collector.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Public Works** / Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)

#### **PIP Narrative**

- 4A. The master plan will not be approved by public works until the drainage report is approved.
- 4B. Please combine the narrative and the exhibit(s) into a single file.
- 4C. Improvements need to be identified for each planning area if they were to develop independently, not to build upon previous planning area developments.
- 4D. A vicinity map is often included for context.
- 4E. Add a statement that additional off-site improvements for planning areas may be required based on traffic or life safety needs.



- 4F. This development is required to construct the eastern half the ultimate section for Powhaton. Additional required accel/turn lanes are in addition to that section typical.
- 4G. I don't prefer detention ponds as a separate planning area as they are usually required to be constructed with the first planning area and do not have a separate development timeframe.
- 4H. Colfax improvements would be required to extend to Powhaton, not just adjacent to the planning area.
- 4I. For what street? There is no connection identified to this planning area (PA-7).
- 4J. Identify the street in PA-9.

### **PIP – Tab 13**

- 4K. Powhaton improvements are required along the property frontage with the transition starting at the property line.
- 4L. The fire station access would need to be reconfigured to the access road. Two access points are not permitted this close together
- 4M. This will not be a public roadway without any other connectivity (north drive)
- 4N. There will be interconnectivity between the Oil and Gas site and the self-storage?
- 4O. Indicate an access point for the self-storage areas.
- 4P. The master plan will not be approved by public works until the drainage report is approved.
- 4Q. Include a typical section for Powhaton.
- 4R. Water and sanitary sewer need to be included in the PIP. They will likely need to extend in Colfax Avenue to provide service to parcels to the east. Water will also be required to provide hydrants along Colfax and irrigation for the curbside landscaping.
- 4S. Why is there a boundary line if these are both planning area 6?
- 4T. It is easier to see the required improvements if the exhibit is broken up for each planning area. The overall exhibit for the ultimate build out is fine.
- 4U. A vicinity map would help give context to the future Colfax connectivity.

### **Urban Design Standards – Tab 10**

- 4V. Railing required on all walls greater than 30"
- 4W. Only if the outdoor storage is for non-tired vehicles. Anything that can be driven on a road will require pavement and not recycled asphalt. Additionally, fire lanes, parking lots and drive aisles shall be paved.
- 4X. The lower crosswalk depicted on tab 10.6 will not be permitted in ROW.

### **Open Space and Circulation Plan – Tab 9**

- 4Y. The northern access drive will not be a public road without connectivity to Colfax.

### **5. Utilities Dpt. /Aurora Water (Nina Khanzadeh / [rkhanzad@auroragov.org](mailto:rkhanzad@auroragov.org) / 303-303-883-2060 / comnts. in red)**

#### **Master Utilities Plan**

- 5A. Address critical infrastructure- raw water under the existing infrastructure paragraph.
- 5B. Make note that the proposed water system extension should have at least a vertical clearance of 5 FT when crossing the 60" raw water line.
- 5C. Ask Nina to send MUS checklist by emailing her at [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org).
- 5D. Need overall map showing junctions and notes.
- 5E. Send live calculations to [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org)
- 5F. Provide overall map showing nodes and junctions relative to project site.



**6. Traffic Engineering** (Brianna Medema / [bmadema@auroragov.org](mailto:bmadema@auroragov.org) / 303-739-7336 / Comments in gold)

(Comments also submitted by "Cassie" from Fox Tuttle Transportation Group / [cassie.slade@foxtuttle.com](mailto:cassie.slade@foxtuttle.com) / 303-652-3571)

**PIP Narrative**

- 6A. Add reference to Master Traffic Impact Study from LSC
- 6B. Add reference to future Traffic Signal Escrow responsibility for future signalized intersections.
- 6C. This does not match full 1/2 section + needed accel/turn lane. Also add "required transition"

**Traffic Impact Study**

- 6D. Update Figure 4 with Year 2025 ADT Volumes. Appears to be the same as existing volumes.
- 6E. The ADT Volumes for Year 2040 Background on Colfax Ave west of Powhaton Road are half of the projections in NEATS. The NEATS report indicates a daily volume of over 12,000 VPD, while this traffic study indicates a daily volume on this link of only 6,000. The projected peak hour volumes seem to reflect a daily volume that is not as high as that in the NEATS report. Please address this inconsistency.
- 6F. Update pass-by calculations and distribution based on comments throughout.
- 6G. Figure 7a is labeled "primary" trips, but seems to include pass-by trips which is shown on the next figure. Should label change or should the trips be reduced by the pass-by trips (peak hour and ADT)?
- 6H. Add 95th percentile queue table.
- 6I. Update with HCM 6th Edition calculations for sign
- 6J. It is agreed that traffic signals will be warranted at Powhaton/6th and Powhaton/Colfax by 2040.
- 6K. Auxiliary turn lane length calculations on Figure 8 appear to be consistent with the CDOT access code criteria for a 45-mph roadway. The only exception is that the northbound right turn acceleration lane from the Colfax intersection will not reach the recommended length before intersecting the existing east/west collector at the north end of the site. The result will be a continuous accel./decel. lane between the two intersections that is approximately 500 feet long.
- 6L. Refer to additional redlines on the document.

**Open Space and Circulation Plan – Tab 9**

- 6M. Strong preference to align access points on Colfax.

**Land Use Map – Tab 8**

- 6N. Please provide distances between all intersections and accesses, internally and externally.
- 6O. What is the distance between Powhaton Rd CL and CL of first access/intersection?
- 6P. Is there a way to align these accesses? - Intersection spacing along collectors is 150'. Alignment is strong preference.
- 6Q. Is the access shared between the Comm/Retail and Gas/Oil? What is the distance of access from Powhaton into the Comm/Retail area?

**7. Real Property** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / comments in magenta)

- 7A. See the red line comments. Dedicate the additional R.O.W. by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes.

**8. Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / comments in blue)

**Master Utility Report**

- 8A. See comment on sheet 4 to indicate a looped water supply.

**PIP - Tab 13**

- 8B. See comment for water main for Colfax Ave.
- 8C. See comment to show secondary access points for planning areas.
- 8D. See comment for looped water supply.





**Land Use Map - Tab 8**

8E. See comments to add notes on sheet 2 of 4.

**9. Parks and Open Space** (Curtis Bish, AICP / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131 / Comments in purple)

9A. Land Dedication – The annexation agreement for this site requires that 2% of the non-residential land shall be dedicated for public use. If there is no other municipal purpose to be served by the required acreage, this land shall be devoted to open space purposes. Since the development site is not influenced by a proposed regional greenway/trail corridor, the open space acreage shall be non-city owned and maintained. As such, there is no need to include a Form J. However, please include the notes provided as redline comments on Form D instead.

9B. Powhaton Road Medians – The master plan must declare your intentions regarding the median of Powhaton Road. Refer to the redline comments on the Open Space & Circulation Plan (Tab 9.1).

**10. Public Art Plan** (Roberta Bloom / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) / 303-739-6747)

10A. The city would prefer to see the public art plan as a part of the master plan. Please contact me for further information or to discuss. Also refer to the attached Metro District Guidelines and Public Art Ordinance.

**11. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)

11A. See attached letter.

**12. Arapahoe County Planning Division** (Terri Maulik / [referrals@arapahoe.gov](mailto:referrals@arapahoe.gov) / 720-874-6650)

12A. The exhibits included landscape examples for the view from Sky Ranch and looking south on the Colfax extension. Please provide buffer/screening details for the north side of the Colfax extension, which has several adjacent homes.

12B. Given the large story and a half windows on the self-storage facility facing existing residents, please include restrictions for lighting that interior space such as mandating full cutoff or recessed light fixtures to limit glare.

**13. Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) / 303-757-9891)

13A. This project is off of the state highway system and we have no comment on the rezone.

13B. The letter from Garrett Graham references a proposed realignment of Colfax Avenue. The public improvement plan goes on to discuss improvements at Colfax. Is this the realigned Colfax? It is requested that a meeting be scheduled with CDOT permits unit to discuss what is being proposed with this project.

**14. Adams County Dept. of Planning and Development** ([developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org) / 720-523-6859)

14A. Thank you for including Adams County in this review. It does not appear that any unincorporated Adams County residents or roads will be affected as a result of this development, therefore the County has no comment on this proposal.

**15. Tri-County Health Department** (Pang Moua / [pmoua@tchd.org](mailto:pmoua@tchd.org) / 720-200-1537)

15A. Refer to attached letter. Comments in the letter are regarding the availability of water and sewer utilities, and urban design issues related to human health. (i.e., pedestrian and bicycle improvements, block size, and building design)

**16. Mile High Flood District (AKA UDFCD)** ([submittals@udfcd.org](mailto:submittals@udfcd.org) / 303-455-6277)

16A. Letter will be forthcoming by separate document.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

May 24, 2021

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

Attn: Aja Tibbs

**Re: Jamaso Master Plan and Zoning Map Amendment, Case # DA-2243-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Jamaso Rezone and Master Plan**. Please be advised that PSCo has existing underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Please note that these existing facilities must be shown on the plans.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)





June 3, 2021

Aja Tibbs  
City of Aurora Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

RE: Jamaso-Master Plan and Zoning Map Amendment  
DA-2243-00  
TCHD Case No. 6987

Dear Ms. Tibbs:

Thank you for the opportunity to review and comment on the Master Plan and Zoning Map Amendment for the 56.8 acre parcel located one-half mile south of Colfax Avenue and east of Powhatan Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **Water and Sewer Utilities**

All wastewater from hand sinks, mobile units or other sources must be disposed of in a utility sink or any other sink that drains into the municipal sewer system. Wastewater must not be allowed in the storm drains located on site or disposed of directly on the ground.

The Master Plan states: "A large component of the development of this property is largely dependent on the future availability of utilities. As of December 2019, there is no logical and cost effective way to connect this property to surrounding sanitary sewer. Per discussions with Aurora Water, the property owner would need to construct approximately 2 miles of sanitary sewer to make these utility connections. Aurora Water estimated that it may take as long as 10 years before Aurora infrastructure was extended to close proximity of this site. In the interim, the design team plans to phase development appropriately and design wastewater solutions that will serve the site until permanent connection becomes available."

Absent the provision of public water and sewer, decentralized water and wastewater service is typically comprised of wells and On-Site Wastewater Treatment Systems (OWTS). If a well serves more than a specified number of employees and/or customers, the Colorado Department of Public Health and Environment (CDPHE) requires that the water system be regulated.

TCHD is amenable to considering the provision of interim decentralized water and wastewater service for the subject development, provided the developer provide TCHD

a comprehensive water and wastewater utility service plan for the development for our review and comment.

Developments that utilize decentralized water and sewer require specialized engineering and design expertise in order to be successful. Consequently, we recommend that the applicant work with a consultant that is experienced with development of decentralized water and wastewater infrastructure.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

### **Healthy building design standards:**

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by

encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

*Connections to Transit:*

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits.

*Street Grid:*

TCHD encourages the applicant to consider a well-connected street grid with multiple street connections to the east/west and north/south. A gridded system will provide better connections to adjacent developments and will reduce the traffic on nearby arterial streets by offering additional routes for local trips. A more connected street grid will also increase the travel routes for motorized and non-motorized trips offering better access to nearby destinations and encouraging a more walkable community.

*Block Length:*

Block length is an important component to encouraging walking as a reasonable means of navigating a development. Healthy community design standards encourage block lengths of approximately 300 feet and no more than 600 feet.

Please feel free to contact me at 720-200-1537 or [pmoua@tchd.org](mailto:pmoua@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pang Moua', with a stylized, flowing script.

Pang Moua, MPP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD

**ORDINANCE NO. 2007-34**

**A BILL**

**FOR AN ORDINANCE REPEALING SECTION 146-408(D)(8) AND  
ADOPTING A NEW SECTION 146-411 OF THE CITY CODE OF THE  
CITY OF AURORA, COLORADO, REGARDING PUBLIC ART PLANS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA,  
COLORADO:**

Section 1. That Section 146-408(D)(8) of the City Code of the City of Aurora, Colorado, is hereby repealed in its entirety.

Section 2. That Chapter 146, Article IV of the City Code of the City of Aurora, Colorado, is hereby amended by adding a new Division 5, to be entitled "Miscellaneous Requirements."

Section 3. That Chapter 146, Article IV, Division 5 of the City Code of the City of Aurora, Colorado, is hereby amended by adding a new section, to be numbered 146-411, which section reads as follows.

**SEC. 146-411. PUBLIC ART PLAN.**

(A) *REQUIREMENT.* EACH DEVELOPMENT APPLICATION FOR ANY DEVELOPMENT THAT BENEFITS FROM A TITLE 32 DISTRICT ORGANIZED PURSUANT TO AND IN ACCORDANCE WITH TITLE 32, ARTICLE 1, C.R.S, AND CHAPTER 122 OF THIS CODE SHALL INCLUDE A PUBLIC ART PLAN.

(B) *SUBMITTAL.* THE PUBLIC ART PLAN SHALL BE SUBMITTED ALONG WITH THE FIRST SITE PLAN OR CONTEXTUAL SITE PLAN FOR THE DEVELOPMENT. ALTERNATIVELY, IF THE FIRST SITE PLAN OR CONTEXTUAL SITE PLAN HAS BEEN APPROVED AS OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE PUBLIC ART PLAN SHALL BE SUBMITTED ALONG WITH THE NEXT ENSUING SITE PLAN OR CONTEXTUAL SITE PLAN OR THE FIRST APPLICATION FOR A BUILDING PERMIT, WHICHEVER IS APPROPRIATE. AT THE TIME OF SUBMITTAL, EACH APPLICANT SHALL PAY TO THE CITY A REVIEW FEE IN AN AMOUNT ESTABLISHED BY THE DIRECTOR OF LIBRARY AND CULTURAL SERVICES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2-587 OF THIS CODE

(C) *CONTENT.* THE PUBLIC ART PLAN SHALL PROVIDE FOR THE ACQUISITION OF EXTERIOR WORKS OF ART IN COMPLIANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE DIRECTOR OF LIBRARY, AND CULTURAL SERVICES.

(D) *MINIMUM EXPENDITURE.* THE TOTAL AMOUNT TO BE EXPENDED BY THE PROPERTY OWNER ON SUCH ART SHALL BE CALCULATED BY MULTIPLYING

THE TOTAL GROSS ACREAGE OF LAND INCLUDED IN THE FRAMEWORK DEVELOPMENT PLAN, GENERAL DEVELOPMENT PLAN, OR OTHER TYPE OF MASTER PLAN, OR, IN THE ABSENCE OF SUCH PLAN, ADDRESSED IN THE DEVELOPMENT APPLICATION, BY THE FOLLOWING AMOUNT:

- (1) FOR THAT PORTION OF THE ACREAGE LOCATED IN A RESIDENTIAL ZONE OR SUBAREA.....\$260.00
- (2) FOR THAT PORTION OF THE ACREAGE LOCATED IN A MIXED-USE ZONE OR SUBAREA.....\$400.00
- (3) FOR THAT PORTION OF THE ACREAGE LOCATED IN A NON-RESIDENTIAL ZONE OR SUBAREA.....\$540.00

(E) *ANNUAL ADJUSTMENT.* COMMENCING JANUARY 1, 2008, THE PER ACRE AMOUNTS IN SUBSECTIONS (D)(1) AND (2) OF THIS SECTION SHALL BE ADJUSTED ANNUALLY BY THE PERCENTAGE CHANGE IN THE TWELVE-MONTH CONSTRUCTION COST INDEX PUBLISHED BY THE ENGINEERING NEWS-RECORD.

(F) *EXEMPTION.* NOTHING IN THIS SUBSECTION SHALL APPLY TO ANY DEVELOPMENT LOCATED WITHIN A TITLE 32 DISTRICT, WHERE THE DISTRICT IS OBLIGATED BY VIRTUE OF THE DISTRICT SERVICE PLAN OR AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY TO PROVIDE FOR PUBLIC ART.

Section 4. That all ordinances or parts of ordinances of the City Code of the City of Aurora, Colorado, in conflict herewith are expressly repealed.

Section 5. That, pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title.

**INTRODUCED, READ AND ORDERED PUBLISHED** this 14th day of May, A.D., 2007.

**PASSED AND ORDERED PUBLISHED BY REFERENCE** this 6th day of June, A.D., 2007.

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**EDWARD J. TAUER**, Mayor

**ATTEST:**

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**DEBRA JOHNSON**, City Clerk

**APPROVED AS TO FORM:** \_\_\_\_\_

# METRO DISTRICTS PUBLIC ART GUIDELINES FOR AURORA, CO

## Notes for Developers

updated 2/25/30/19

### ***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](mailto:rbloom@auroragov.org)

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