



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

June 12, 2024

Chris Fellows
Painted Prairie Owner, LLC
9155 E Nichols Avenue, Suite 360
Centennial, CO 80112

Re: Second Submission Review: 64th Avenue Improvements Himalaya to Picadilly – ISP Amendment
Case Number: 2020-6035-03

Dear Mr. Fellows:

Thank you for your second submission, which we received on June 4, 2024. We reviewed it and attached our comments along with this cover letter. This letter contains comments received from all city departments.

Since a few 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 June 19, 2024.

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.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Mark Naylor, Civitas
Filed: K:\\$MA\2024 MAs\2020-6035-03 64th Avenue ISP\Rev2



Second Submission Review

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

- 1A. The 5' concrete path just north of the Springhill Suites site is already shown on Sheet 5 of the ISP and should therefore be reflected on Sheet 9 as well. This replicates the concrete path shown just north of the Moxy Hotel site on Sheet 5. Both were requested when the original ISP was reviewed to improve connectivity to these sites and the overall Town Center. The actual construction of them can wait until those Site Plans are approved and under construction, but the Site Plan and the Landscape Plan should be consistent and show them so another amendment is not needed to the ISP in the future.

2. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments green)

- 2A. Please note that a license agreement is required for the alternative pavement in the ROW.

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 3A. Add the following note to the requested sheets from the COA Roadway Manual: "4.04.2.10.1.03 Trees may be planted and maintained within the sight triangle area if all branches are trimmed to maintain a clear vision for a vertical height of 84 inches above the roadway surface. The location of the trees planted, based on the tree species' expected mature height and size, shall not obstruct sight visibility by more than 25 percent of the sight triangle area."