

**From:** [Bish, Curtis](#)  
**To:** [Elyse Appelgate](#); [Osoba, Daniel "Dan"](#)  
**Cc:** [Diana Rael](#); [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); [Michael Lee](#); [Patrick Hannon](#)  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street  
**Date:** Tuesday, November 22, 2022 2:33:18 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[image007.png](#)

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Elyse:

Okay. That sounds good. Here's an updated cash-in-lieu calculation:

- Required land dedication for neighborhood park, community park, and open space purposes for the project remains at a total of 7.84 acres. However, after the 0.40-acre on-site open space and the 0.03-acre credit from the southern half of Lamar Landing are applied, cash-in-lieu shall be paid to cover the balance of 7.41 acres. Payment of \$1,316,556.93 will be due prior to plat recordation based on a current value of \$177,673/acre.

-Curt

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**From:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Sent:** Tuesday, November 22, 2022 12:41 PM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>; Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>  
**Cc:** [drael@norris-design.com](mailto:drael@norris-design.com); [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>; Patrick Hannon <[phannon@norris-design.com](mailto:phannon@norris-design.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Hi Curtis,

Thank you for the quick feedback. We'll ask the Lamar Landing MP team to revise Form J and send to your for signature routing. We can accommodate the suggested sidewalk consolidations and meet code intent. You'll see that change on our next Site Plan submittal.

Thanks,

**Elyse Appelgate**  
Associate | Planner

**NORRIS DESIGN**  
P 303.892.1166 | D 719.423.4716

Norris Design offices will be closed for the holidays from  
**Monday, December 26 through Monday, January 2.**  
Happy holidays!!

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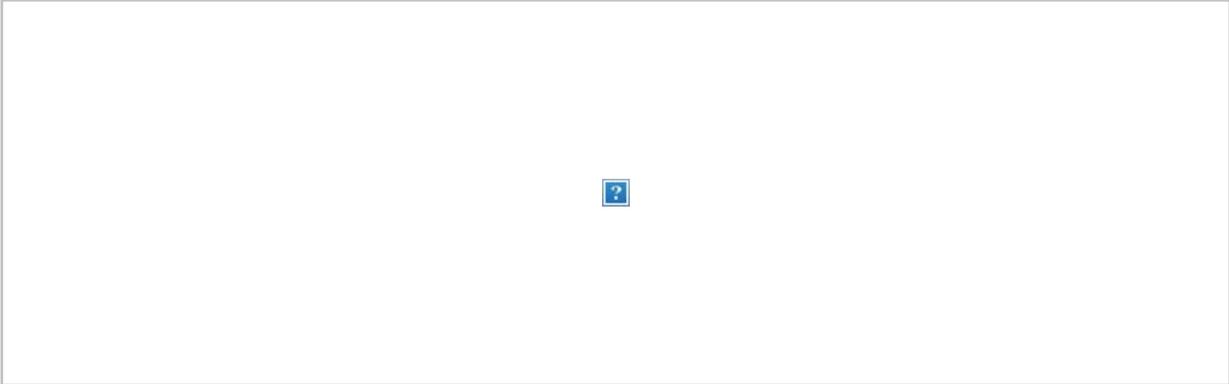
**From:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Sent:** Tuesday, November 22, 2022 12:30 PM  
**To:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>; Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>  
**Cc:** Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>; [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Elyse:

I suggest you prepare an new "clean" version of Form J which I will forward to the Director of PROS to sign and date again. That can then be incorporated into master plan set to be recorded.

Below is a snip of the two obvious locations where I feel parallel entries serving the ground floor units could be merged into a shared connection point to the 8' walkway. This would violate the city's applicable zoning/development standards? Connections are still provided, just consolidated.

-Curt



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**From:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Sent:** Tuesday, November 22, 2022 11:29 AM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>; Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>  
**Cc:** [drael@norris-design.com](mailto:drael@norris-design.com); [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Hello Again,

Following up on the email below, [@Curtis](#) how would you like us to handle the PROS signature (highlighted) in the PROS Matrix that we'll be revising, as shown below?



Thank you for all of your time and advice!

Elyse Appelgate  
Associate | Planner

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Happy holidays!!

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**From:** Elyse Appelgate  
**Sent:** Tuesday, November 22, 2022 10:49 AM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>; Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>  
**Cc:** Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>; [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Curtis and Dan,

Thank you for your review and assistance on this. We will prepare the Lamar Landing master plan for recordation with the Open Space dedication that you detail below.

I've responded to Curtis' comments in bold italics below, as well.

Elyse Appelgate  
Associate | Planner

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Happy holidays!!

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**From:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Sent:** Monday, November 21, 2022 10:22 AM  
**To:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>; Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>  
**Cc:** Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>; [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Elyse & Dan:

Michael called me this morning to discuss, asking whether I had an opportunity to make a decision about the land dedication credit request. I told him I did, indeed, finally follow up on Friday and would forward him my response. As he and I talked, I opened the email and saw an obvious typo (the eligible area is 0.40 acre). See below.

Michael also asked about whether the Lamar Landing Master Plan would need to be updated to reflect the additional on-site land dedication. I said ideally, yes, but will defer to the case manager in Planning to make that decision. Dan, can you please weigh in?

Thanks,  
-Curt

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**From:** Bish, Curtis  
**Sent:** Friday, November 18, 2022 2:41 PM  
**To:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Cc:** [drael@norris-design.com](mailto:drael@norris-design.com)  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Elyse:

Again, I apologize that I didn't get back to you sooner with an answer. Based on the design of the space and its context within the overall development, PROS is willing to consider the area for land dedication purposes:

- According to my rough measurements of width (52') and length (330'), the area is roughly ~~.040~~ **0.40** acre in size.
  - Thanks for the correction. We'll show 0.40 acres in the master plan revisions.
- As a condition for receiving land dedication, both ends of the through walkway must be modified slightly to make the space more inviting. The walkway should be widened where it interfaces with the north-south sidewalks. Eliminating the landscape beds at all four corners and extending the adjacent hardscape surface (concrete flatwork at the western endpoint and specialty pavers on the eastern end) would allow for a more smooth transition for users whether on foot or wheels and would also open up the space to contribute to the perception of it being available for public use. And a shade tree should be placed at each corner (ideally using tree grates) to substitute for the shrubs in the landscape beds being eliminated. The provision of additional seating could also be a benefit.
  - Our landscape team will work to integrate t conditions and recommendations.

- Another condition is that consideration be given to consolidating the walks that connect to the multi-family residential building. There appears to be two or three opportunities to reduce the number of walks, which PROS feels could alleviate potential user conflicts and allow for a more comfortable and safe public thoroughway.
  - The sidewalk connections running from the 8' E-W walk, south to the building, are provided per zoning requirements that ground floor units include pedestrian connections to adjacent sidewalks.
  - The developer and design team feel that these pedestrian connections to ground floor units (along with 2 wider connections to the southern building and norther amenity area) will help activate this space and are unlikely to generate enough foot traffic to create conflict.

Let me know if you have any questions or need more information. We should coordinate further to finalize details, perhaps before the next site plan resubmittal.

Thanks,  
-Curt

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**From:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Sent:** Monday, November 14, 2022 2:16 PM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Cc:** [drael@norris-design.com](mailto:drael@norris-design.com)  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Hi Curt,

Thank you for the update, we appreciate your quick response and commitment to this!

Elyse Appelgate  
Associate | Planner

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**From:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Sent:** Monday, November 14, 2022 1:56 PM  
**To:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Cc:** Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>; Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>; [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Elyse:

Sorry, I've been meaning to respond. I realize it's been a while since you first reached out and have followed up a couple times as well. I actually have your files open to look over. Although I've done that MULTIPLE days in the past week!

My work group is having difficulty keeping up with everything on our plates. I'm short a plans reviewer again and having to carry that load as well.

I do hope to get to your question either today or tomorrow.

Thanks,  
-Curt

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**From:** Elyse Appelgate <[eappelgate@norris-design.com](mailto:eappelgate@norris-design.com)>  
**Sent:** Monday, November 14, 2022 12:51 PM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Cc:** Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>; [drael@norris-design.com](mailto:drael@norris-design.com);  
[tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street  
**Importance:** High

Hi Curtis,

Following up again on the attached exhibit showing the walkable main street in the Davis Multifamily site at 5<sup>th</sup> & Gun Club. Please let us know if you will need any other documents or information for your review of PROS Open Space credit for Lamar Landing Master Plan within the Davis 5<sup>th</sup> & Gun Club Multifamily Site Plan (DA-2239-02).

Elyse Appelgate  
Associate | Planner

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**From:** Elyse Appelgate  
**Sent:** Tuesday, November 8, 2022 10:44 AM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Cc:** Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>; Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>;  
[tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Good Morning,

Following up again on the attached exhibit. Please let us know if you'll need any other documents or information to complete your assessment.

Thanks in advance,

Elyse Appelgate  
Associate | Planner

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**From:** Elyse Appelgate  
**Sent:** Thursday, November 3, 2022 12:39 PM  
**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>  
**Cc:** Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>; Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>;  
[tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>  
**Subject:** RE: Davis 5th & Gun Club - Walkable Main Street

Hi Curtis,

Following up on this plan, please let us know if you'll need any other information to complete your assessment.

Thank you for your help on this,

Elyse Appelgate  
Associate | Planner

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**From:** Elyse Appelgate

**Sent:** Tuesday, November 1, 2022 11:31 AM

**To:** Bish, Curtis <[CBish@auroragov.org](mailto:CBish@auroragov.org)>

**Cc:** Osoba, Daniel "Dan" <[dosoba@auroragov.org](mailto:dosoba@auroragov.org)>; Diana Rael <[drael@norris-design.com](mailto:drael@norris-design.com)>; [tess.williams@davisdevelopment.com](mailto:tess.williams@davisdevelopment.com); Michael Lee <[michael.lee@davisdevelopment.com](mailto:michael.lee@davisdevelopment.com)>

**Subject:** Davis 5th & Gun Club - Walkable Main Street

Hi Curtis,

Thank you for your time yesterday afternoon. Attached is exhibit of the Walkable Main Street area that we were discussing on the call yesterday. We've added dimensions of the main sidewalks, as well as the minimum width of the corridor.

Please let us know if you will need any other documents or information for your review of PROS Open Space credit or Lamar Landing Master Plan within the Davis 5<sup>th</sup> & Gun Club Multifamily Site Plan (DA-2239-02).

Thank you,



**Elyse Appelgate**

Associate | Planner

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