

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



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June 10, 2021

Katie Van Kooten  
Cherry Creek Schools  
9301 E Union Ave  
Greenwood Village, CO 80111

**Re: Initial Submission Review – CCSD Community Health Clinics @ Overland High School:**

Site Plan Amendment

Application Number: **DA-1598-03**

Case Numbers: **2009-6018-02**

Dear Ms. Van Kooten,

Thank you for your initial submission, which we started to process on June 2, 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. Since several important issues still remain, you will need to make another submission. Please review your previous work and send us a new submission.

Note that all of 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 call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Ben Murphy, Calibre Engineering  
Claire Dalby, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1598-03rev1.rtf



## *Initial Submission Review*

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

- Review and address any formatting and correctness comments from all departments.
- Submit preliminary digital addressing file for the new health clinic location (see Item 1)
- Address all comments from Civil Engineering, Traffic, Fire/Life Safety, Aurora Water, and Forestry.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

1A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital files is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

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

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org))

Sheet 1B

2A. This will be a public document and must be able to be reproduced. Remove this statement

Sheet 3B

2B. Dimension width

#### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org))

Sheet 3B

3A. 9'x19' is more typical, can do 9'x17' depending on if there is appropriate landscaping for overhang (see UDO).

3B. HAWK or RRFB. It may make more sense (warrant & cost) to install an RRFB at this location.

Include on both sides of pedestrian crossing.

#### **4. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org))

Sheet 1B:

4A. See comment related to updating general note 11.

Sheet 3B:

4B. See comment related to accessible parking.

4C. See comment related to accessible route.

4D. See comment related to Knox Box.

#### **5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) and Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

5A. No comments; however please see other department comments in case easements and/or license agreement are needed.

#### **6. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhandzad@auroragov.org](mailto:nkhandzad@auroragov.org))

Sheet 3B

6A. Depict all existing utility easements- any private infrastructure crossing utility easements will require license agreement



- 6B. Label as private
- 6C. Show existing SS- appears to be connecting to storm drain
- 6D. Call out water meter- show and label pocket utility size. Waterline downstream of WM to be labeled as private. No trees to lie within pocket utility easement
- 6E. Include size information on relevant existing wet utilities

**7. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

**Sheet 3B**

7A. Looks like there will be trees impacted by the proposed water line and grading. Grading and excavation should stay out of dripzone of the trees or the trees may require removal and mitigation will be required. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

7B. Grading will impact trees, grading must stay out of dripzone otherwise trees may require removal and mitigation will be required

7C. Water line to impact trees? how will these be protected. Must stay out of dripzone otherwise trees may require removal and mitigation will be required.

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

Please see attached comment letter.

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

Please see attached comment letter.



**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

June 4, 2021

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

Attn: Claire Dalby

**Re: Community Health Clinics at Overland, Case # DA-1598-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Community Health Clinics at Overland**. Please be aware PSCo owns and operates existing underground electric distribution facilities within the proposed project area. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Additionally, note that any grading changes may require the raising or lowering of underground facilities in order to maintain PSCo's minimum coverage requirements, therefore existing grading must not be diminished. However, be advised the installation depth may have changed over time, rendering this depth incorrect.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Additional easements may need to be acquired by separate document, be sure to ask the Designer to contact a Right-of-Way 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 7, 2021

Claire Dalby  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Community Health Clinic at Overland – Site Plan Amdt, DA-1598-03  
TCHD Case No. 7007

Dear Ms. Dalby,

Thank you for the opportunity to review and comment on the Site Plan Amendment for the addition of a new school based health center on the Overland School Campus located on the Southeast Corner of East Jewell Avenue and South Peoria Street. 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 no comments.

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 be "Pang Moua", with a stylized, flowing script.

Pang Moua, MPP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



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