



May 25, 2022

Heather Lamboy  
Case Manager  
Office of Development Assistance  
City of Aurora  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

**Reference: Nine Mile Station Pedestrian/Bicycle Bridge over Parker Road (SH 83)  
Responses to Initial Site Plan Submission Review  
Application Number: DA-2061-08  
Case Numbers: 2021-6047-00**

Dear Ms. Lamboy:

The following includes our responses to the 2<sup>nd</sup> Site Plan Submission Review comments and drawings redlines received from your team. The Site Plan drawings will be revised as appropriate to address these comments.

Responses are below for the comments from the letter addressed to Bret Banwart on January 27<sup>th</sup>, 2022. The page numbers referenced below pertain to the 2<sup>nd</sup> Site Plan submittal. Note that the pages in the 3<sup>rd</sup> submittal have been modified due to the deletion of one sheet:

**Key Comments From All Departments:**

- Additional discussion will be required regarding the water line location at The Point bridge landing.  
**Response: Comment noted. Design will be provided in the Civil Engineering submittal.**
- I have reached out to Luke Cannon regarding the landing site landscaping and coordination.  
**Response: Comment noted. The FHU bridge design team has coordinated with the with The Point development design. THK, a member of the FHU team, is conducting the north plaza design for The Point and has shared information. Kimley Horn, the lead engineer for The Point team, is conducting waterline and sanitary line designs for the FHU bridge team, and has been sharing information about The Point design.**

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

1A. No community comments were received during this review period. Thank you for holding a neighborhood meeting to discuss the project with the community.

**Response: Comment noted.**

**2. Completeness and Clarity of the Application**

2A. No additional comments.

**Response: Comment noted.**

### **3. Zoning and Land Use Comments**

3A. Apologies for not stating this with the previous review, but the bridge electrical plan sheet does not need to be included.

**Response: The bridge electrical plan sheet has been removed from the Site Plan package.**

3B. Please include the entire landing structure on the architectural and stair elevation drawing.

**Response: The west bridge landing elevation has been illustrated with the structure color palette and materials on Sheet 14 of the Site Plan set. The east bridge landing elevation is illustrated on Sheet 16 of the Site Plan set.**

### **4. Architectural and Urban Design Issues**

4A. Please collaborate with Luke Cannon at 303-300-8776 or [lcannon@koelbelco.com](mailto:lcannon@koelbelco.com) regarding the development of the site/landscape plan for the landing site. The Point Design Review Committee will be reviewing the site/landscape plan (not this plan) and it will be helpful to be on the same page. I will be happy to coordinate a meeting if you wish. I have reached out to Luke to discuss the landing landscape design.

**Response: Comment noted. The FHU bridge design team has maintained open coordination with the The Point development design. THK is a member of the FHU team conducting landscape design and wayfinding signage assistance. They are also conducting the north plaza design for The Point and has shared its concepts to assist with the bridge north landing design. Kimley Horn, the lead engineer for The Point team, is conducting waterline and sanitary line designs for the FHU bridge team to serve the north landing, and has been regularly sharing information about The Point design.**

### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

5A. As of the date of this letter, landscaping comments have not been received. They will be forwarded to you when they are available.

**Response: Landscaping review comments were received on 3/14/22 from Ariana Muca, PLA, and comments have been addressed in the final Site Plan submittal.**

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

### **6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**Response: Comment noted. On 2.8.22 FHU uploaded its latest draft of the Preliminary Draft Letter (PDL), providing both a stamped/signed copy and a facsimile copy of the letter. We alerted Tina York at HR Green, the lead reviewer of letter, that we had uploaded the documents onto the Public Works site. On 2.17.22, FHU received confirmation that the Preliminary Draft Letter had been approved.**

Sheet 7

6B. The area drain has been circled. You may want to follow up directly with Kristin to understand the intent of this redline.

**Response: The area drain was observed to have not been printed on two of the three north landing plan views. The proposed area drain and storm sewer system draining the area drain to a nearby inlet at Parker Road has been added to each of the plans.**

Sheet 9

6C. Label proposed sewer.

**Response: The proposed storm sewer has been called out.**

6D. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: The storm sewer note indicates that it is a private system, to be owned and maintained by the City of Aurora.**

Sheet 11

6E. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: The storm sewer note indicates that it is a private system, to be owned and maintained by the City of Aurora.**

**7. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

Sheet 10

7A. This section of water line will require realignment.

**Response: This item has been discussed with Aurora Water. The proposed foundation locations for the pedestrian bridge and bridge landing structure are located approximately 8'-0" horizontally from any portion of the existing water line. No portion of the new bridge or bridge landing extends over the existing water line. The bottom of the bridge pier cap is 15.25' vertically clear above ground, and the bottom of the landing structure is over 19.0' clear vertically above ground. The proposed structure alignment allows for substantial access to the line for maintenance. Also, the proximity of the existing pipe will not affect the structural integrity of the bridge and should excavation be required for waterline maintenance, or if the waterline were to saturate the area in the event of a leak. An exhibit indicating the clearances provided from the existing waterline has been shared with Aurora Water, and is attached to this response.**

Sheet 24

7B. The water line must be relocated outside of the area of disturbance.

**Response: The existing waterline will not be impacted by the bridge and landing construction. Excavation limits will not encroach on the pipe limits, and the excavation depths required for the bridge and landing construction will not reach the depth of the waterline at any location. The waterline was potholed, and the top of the pipe is approximately 6.5' below grade. The maximum excavation depth required for the bridge pier construction will be 5'-0", and the excavation depth at the elevator pit foundation, which is over will not be deeper than 6'-6". The waterline will be staked prior to construction, to ensure the contractor does not encroach on the pipe.**

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

8A. See the red line comments on the site plan.

Sheet 5

**Response: Ownership information and recording number data has been updated as required. Note that only the existing parcel ownership data has been provided, except for the proposed**

***The Point II parcel in which the bridge will land (Proposed Lot 4, Block 2). All other references to the proposed The Point II development parcels have been removed, since ownership of the proposed parcels has not been transferred as of the completion of this Site Plan submittal. The ownership information on the sheet is thus current.***

8B. Label the existing Lot, Block, and Subdivision. 8C. Add recording number.

***Response: Ownership information and recording number data has been updated as required. Note that only the existing parcel ownership data has been provided, except for the proposed The Point II parcel in which the bridge will land (Proposed Lot 4, Block 2). All other references to the proposed The Point II development parcels have been removed, since ownership of the proposed parcels has not been transferred as of the completion of this Site Plan submittal. The ownership information on the sheet is thus current.***

Sheet 7

8D. Label the existing Lot, Block, and Subdivision. 8E. Where noted, there is no new lot.

***Response: Ownership information and recording number data has been updated as required. Note that only the existing parcel ownership data has been provided, except for the proposed The Point II parcel in which the bridge will land (Proposed Lot 4, Block 2). All other references to the proposed The Point II development parcels have been removed, since ownership of the proposed parcels has not been transferred as of the completion of this Site Plan submittal. The ownership information on the sheet is thus current.***

Sincerely,

**FELSBURG HOLT & ULLEVIG**



Bill Marcato, PE  
Project Manager

cc: Bret Banwart – City of Aurora