

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



August 19, 2020

Mike Talcott  
QuikTrip Corporation

**Re: Initial Submission Review – Lamar Landing Master Plan**  
Application Number: **DA-2239-00**  
Case Numbers: **2020-7005-00**

Dear Mr. Talcott:

Thank you for your initial submission, which we started to process on July 27, 2020. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 14, 2020.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Shelby Madrid, Kimley-Horn  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2239-00rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The walkable main street must continue north and connect to the E. 5<sup>th</sup> Avenue alignment. This must be shown on all Master Plan tabs.
- The focal point does not meet the definition for a focal point (see Item 3C).
- Additional information and a narrative is required for Tab 13 – Public Improvement Plan. What is the phasing order for this development; how will looped water, utilities, and two points of access be provided for each phase; what public infrastructure is required for each phase; and what are the development triggers and responsibilities for all of the above?
- Design details and photographic or diagrammatic examples need to be provided for urban design standards found in Tab 10 and landscape standards found in Tab 11. Simply stating, “This Urban Design feature shall comply with this FDP (\*Master Plan) and if not mentioned, the applicable zoning code in effect for the time of site plan submittal shall govern” for all urban design features is not acceptable.
- The completion of the north half of E. 6<sup>th</sup> Pkwy is required with any development within this Master Plan as well as the N. Gun Club Rd improvements along the full frontage, not just the southern parcel. This was indicated in the Pre-App Notes due to the development in the area.
- Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in Form J to be added to Tab 9. Additionally, lines 2 and 21 through 24 of Form D should be amended to indicate the intent to provide on-site park and open space acreage, if applicable (see Item 13E).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No comments were received from neighborhood groups or adjacent property owners; however, several comments were received from outside agencies. Please see the comments attached at the end of this letter.

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

##### *Applicable to All Master Plan Tabs*

- 2A. Certain design standards may be deferred to the first Site Plan. We are anticipating that site plan may be for a gas station or similar developer. Also, a key idea with a master plan is to help clarify expectations for both future developers and staff moving forward.

We are very concerned that it is not a realistic expectation for the developer of a gas station or similar small commercial building to have the expertise or reasonable expectation of putting together urban design standards for an entire master plan that also involve the required design concepts in this zone district.

Key MU-R requirements in the MU-R zone district need to be included with the initial master plan proposal. Many of these requirements are located in the description of the zoning district UDO Section 2.4.7 and need to be identified on all of the Master Plan Maps. In addition to identifying the locations of these features on the various maps, please describe how these features will be implemented with your project, including:

- (1) design principles/guidelines and standards for each feature;
- (2) conceptual photos or renderings that illustrate the intent;
- (3) an implementation strategy identifying when these features developed. The implementation approach should be included with the feature descriptions on the land use plan and in the PIP as appropriate. Your design approach should meet or exceed the requirements associated with each of the features.

MUR features and descriptions that need to be included on your next submitted include:



- (a) Focal Point; (b) intersection plazas; (c) walkable main street; (d) High Visibility Sites; and (e) boundary roads.

We recommend meeting with Planning Staff prior to your next submittal to identify approaches to these issues.

- 2B. In all instances, please change “FDP” or “Framework Development Plan” to “Master Plan”.
- 2C. Remove the prompting language from the Master Plan Manual and only include the responses.
- 2D. Modify “Waivers” to “Adjustments”.
- 2E. The “Walkable Main Street” must be shown continuing north and connecting to the E. 5<sup>th</sup> Avenue alignment on all applicable tabs. Please see the redlines for details.

*Tab 3 – Context Map*

- 2F. Label the subject site and identify the zoning within the boundaries (MU-R).
- 2G. Show and label the rights-of-way or reduce the opacity of the underlying zone districts to provide site context.
- 2H. Nearby developments should be labeled. Please see the redlines for the labeled nearby developments or communities.

*Tab 4 – Natural Features Maps*

- 2I. Please provide the contour detail for the northern property. If there are other high points, ridge lines, or view corridors within this property, please label these as well.
- 2J. If the view corridors are to be retained, please expand on them in the narrative in this tab. The language should be added to include height restrictions or building placement if the intent is to keep the view corridors facing the mountains.
- 2K. Are there proposed noise mitigation measures for the multifamily adjacent to E-470 and within the Buckley Air Force Base Influence District? If these are proposed, please identify them in item 5 within this tab.

*Tab 6 – Master Plan Narrative*

- 2L. Provide information in item 13 on this tab as the application moves forward. This application was referred to several outside agencies, several of which provided questions, comments, or concerns. These have been included at the end of this letter. Please include any discussions, conclusions, or agreements made with any of those entities in this section of the narrative.

*Tab 8 – Land Use Map and Matrix*

- 2M. Remove “E-470 Regional Activity Center” as it does not exist in the UDO.

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

- 2N. Elements from Tab 8 must be shown on this tab. Please include the focal point, walkable main street, boundary road, and high-visibility sites.
- 2O. Include all Planning Areas and acreages within this tab as shown in Tab 8.

**3. Zoning and Land Use Comments**

*Tab 7 – Public Art Plan*

- 3A. This tab is being reviewed by Roberta Bloom in the Library and Cultural Services Department. She will provide forthcoming comments as it relates to this tab.

*Tab 8 – Land Use Map and Matrix*

- 3B. Identify which Planning Areas (or pieces of Planning Areas) shall be designated as high-visibility sites per the requirements of the MU-R District. The UDO definition for high-visibility sites is:



*As used in the MU-R zone district regulations, the single row of building sites located between the E-470 right-of-way and the Boundary Road.*

- 3C. The focal point proposed does not meet the definition for focal point:  
*As used for MU-R zone district, a point that serves as the center of the area with the highest development density or the most intense activity in the MU-R zone district. If the property abuts the E-470 right-of-way, the focal point shall include a distinctively designed building or feature that is visible from E-470 and that is immediately adjacent to the Walkable Main Street element. The Focal Point shall be connected to the Main Street (as defined in this Article 146-6), and may be located within a High Visibility Site (as defined in this Article 146-6). The tallest buildings and the buildings with the highest development density within the MU-R zone district shall be located on Focal Point Sites, which shall include all of the land within 660 feet of the Focal Point, and which may also (at the applicant's option) include any additional land located within 660 feet of the Main Street.*
- The plaza proposed at the corner of E. 6<sup>th</sup> Pkwy and N. Gun Club Rd complies with another requirement within the MU-R District for a “public plaza or outdoor meeting area” per Section 146-2.4.7.E.2 (Page 57 of the UDO). Focal points are typically internal to the site and, as the definition alludes, the area within the Master Plan that contains the most development density and intensity. It may be helpful to conceptualize this requirement by providing additional details within this tab for the type of development anticipated for this focal point area.
- 3D. Please note that vehicle related uses (gas stations) shall not be permitted on focal point sites, lots adjacent to walkable main streets, or high-visibility sites.
- 3E. Additional details including development triggers, improvement details, etc. need to be included in Form D based on Tab 13 – Public Improvement Plan. Please see the redlines on that tab for details.
- 3F. Identify the boundary road per the requirements of the MU-R District. This boundary road must also be identified in Tab 9.

#### **4. Access, Connectivity and Improvements**

##### *Tab 6 Master Plan Narrative*

- 4A. Please expand upon the vehicular and pedestrian circulation as it relates to the north/south “walkable main street”. Include language that indicates that it will align with the proposed access to the south across E. 6<sup>th</sup> Pkwy and connect to E. 5<sup>th</sup> Ave to the north.

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

- 4B. The “Walkable Main Street” must be shown continuing north and connecting to the E. 5<sup>th</sup> Avenue alignment. Please see the redlines for details.
- 4C. Add the turning movement at the E. 5<sup>th</sup> Avenue intersection per Traffic Engineering redlines on Tab 9.
- 4D. Modify the remaining turning movements per Traffic Engineering redlines on Tab 9. These should be consistent throughout all tabs.

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

- 4E. Show the main street continuing to connect to E. 5<sup>th</sup> Ave.
- 4F. Show and label the boundary road per comment 3F.
- 4G. Future access must be shown and labeled for the site to the north. This access also must be discussed in Tab 13 – Public Improvement Plan.
- 4H. Pedestrian circulation must also be shown on this tab. Please add a new line type/color to the legend to illustrate pedestrian circulation throughout the Master Plan.
- 4I. Please note Planning Comments in the TIS that have been coordinated with Public Works relating to the inclusion of a 5<sup>th</sup> Avenue extension and access to 5<sup>th</sup> Avenue from the Multifamily PA.

##### *Tab 13 – Public Improvement Plan*

- 4J. The focal point, boundary street, high-visibility sites, and walkable main street need to be identified on all sheets within the PIP. Development triggers for each need to be discussed in the narrative.



- 4K. Reconfigured the shown boundary street as a Main Street per the comments on Tab 8 and 9.
- 4L. Development triggers need to be provided for the improvements both on- and off-site. These should be included in the narrative as discussed in the comments from Civil Engineering.
- 4M. For each planning areas please identify what infrastructure and development features need to be complete in order for any development in that planning area to occur. In this sense each improvement for each planning area are described in somewhat of a vacuum without making assumptions about any anticipated sequential “phasing”. Please describe these ideas in a narrative for each planning area in addition to the illustrative map. Ideas often included are discussion of looped water, utilities, and two points of access as well as specific development features such as plazas and focal points.
- 4N. Show and label the boundary road adjacent to E-470 on all other Master Plan tabs.
- 4O. Information similar to what is shown for PA-5 needs to be discussed for the other Planning Areas. The exact location for the utility connections does not need to be shown, but what utilities are being pulled into the PA and from where need to be identified within the narrative.

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

- 5A. NOTE: Architectural and Urban Design elements will be required at the time of submission of the first site plan, preliminary plat, and/or final plat within this development to be reviewed as a Master Plan Amendment.

### **6. Signage Issues**

#### *Tab 10 - Signage*

- 6A. If there are any joint tenant monument signs proposed, please include another symbol in the legend and locate them on the plan.
- 6B. Generally, the signage shown on the Master Plan should be for the whole development area (i.e. joint tenant signage, center signage, wayfinding, etc.). Individual tenant signs and monument signs for pad sites will be reviewed on a site-by-site basis.
- 6C. Include design elements within Form F-1 for these urban design features that create a unique design or a theme for the development. City of Aurora standards are the minimum, but it is expected that a design theme or defining characteristic for the overall development is provided. Simply stating, “This Urban Design feature shall comply with this FDP (\*Master Plan) and if not mentioned, the applicable zoning code in effect for the time of site plan submittal shall govern” for all urban design features is not acceptable. Provide additional detail for these items to inform the overall design theme of the development.
- 6D. To illustrate the features in item 6C, provide photographic or diagrammatic examples. These examples should be labeled and referenced in Form F-1 where applicable.

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

#### *Tab 11 – Landscape Design Guidelines*

- 7A. Generally, the standards provided are not clearly defined. Please see the redlines within Tab 11 for details.
- 7B. Has approval been obtained from the E-470 Authority to landscape within the Multi-Use Easement?
- 7C. Actual design standards must be provided including plant quantities and any special treatments to mitigate the presence of E-470 to adjacent land uses. Please elaborate on these in item 3 of Form G.
- 7D. Street trees are a separate requirement from buffers. They are not to be used to meet buffer requirements.
- 7E. The Master Plan should explicitly state that all development will comply with the landscape standards in affect at the time of site plan submittal. In addition, existing code standards or specific code sections should not be replicated here. The current code represents the basic landscape standards to be met. Any proposed changes to the current UDO such as enhanced standards that will exceed or go above and beyond current code should be addressed here. Design principles/guidelines and standards should be



provided for each unique circumstance. The landscape standards should include photos and/or renderings and maps that illustrate intents.

- 7F. Unique elements and/or circumstances might include theming, plaza's and accompanying accoutrements such as seat walls, raised planters and tree cut outs. Buffers adjacent to easements. How will the site entries be designed? How will landscaping refine any proposed monumentation? Will there be formal tree lined streets or informal? Will detention ponds be designed and landscaped to be an amenity? Are any adjustments (formerly waivers) being requested? if so, how are those being mitigated?
- 7G. I believe the "Gardens and Parkside Neighborhoods" are from Painted Prairie.

**8. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 8A. Please provide a digital .shp or .dwg file for GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Tab 10 – Signage*

- 9A. Street lights along the public right-of-way will be owned and maintained by the City of Aurora and meet COA standards. Please add language to section 4 in Form F-1 to demonstrate this.

*Tab 13 – Public Improvement Plan*

- 9B. As previously explained, a narrative is required to accompany the exhibits detailing the improvements that are required for each Planning Area. The Multi-Use Easement and detention facilities are not Planning Areas to be developed, but supplemental areas to the development. An exhibit with the full build out is typically the first exhibit.
- 9C. The Master Plan will not be approved by Public Works prior to the approval of the Master Drainage study.
- 9D. Please make sure that only the improvements REQUIRED for each development are shown and included in the narrative. I don't believe whatever is happening in the MUE requires all the utilities to be shown. This applies to all other exhibits as well. Internal storm and sanitary sewer of PA-5 are not required in PA-2 or PA-3 for example.
- 9E. No parking in the Main Street? There is a Main Street section in the Roadway Manual for an Urban Center that would be a good guideline (S1.12).
- 9F. A 7' minimum bike lane width is required. Please revise the section.
- 9G. 10' travel lanes are very narrow for a commercial center.
- 9H. Detached sidewalks are preferable for pedestrian safety.
- 9I. Include a section for E. 6<sup>th</sup> Pkwy.
- 9J. Why is the boundary street shown in the redlines not included?
- 9K. All of the internal drives will be constructed with PA-2?
- 9L. Indicate which intersections have been identified as potential (or existing) traffic signals in the Master Traffic Study.
- 9M. The internal utilities shown on the redlines will be constructed with PA-2?
- 9N. The completion of the north half of E. 6<sup>th</sup> Pkwy is required with any development within this Master Plan as well as the N. Gun Club Rd improvements along the full frontage, not just the southern parcel. This was indicated in the Pre-App Notes due to the development in the area. Please modify all exhibits per this comment.
- 9O. Is the drive shown on the redlines really needed for PA-3?
- 9P. The section for the boundary street is not included. Please provide the section in the 2<sup>nd</sup> submission.



- 9Q. Please do not have a separate exhibit for the detention ponds. They will not be constructed on their own, but in support of the other Planning Areas.
- 9R. A connection to E. 5<sup>th</sup> Avenue and an extension of the main street have been discussed.
- 9S. Utilities need to be shown in PA-9. At a minimum, they need to be shown in the streets.
- 9T. Is the drive shown in the redlines really needed for PA-9?
- 9U. Are sidewalks going to be provided for the boundary road section?

**10. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

*Traffic Impact Study Comments*

- 10A. Include the volumes shown on the redlines on the eastern side of E. 5<sup>th</sup> Ave.
- 10B. Master Traffic Impact Studies also need a figure showing the classification of the internal roadways. Based on connectivity, the roadway connecting 5<sup>th</sup> Ave to 6<sup>th</sup> Pkwy appears to meet the collector classification. Include ADT on each internal roadway.
- 10C. Revisit the calculations for axillary storage lengths. Aurora uses CDOT's SHAC requirements for determining length. Note that as both Gun Club Rd and 6<sup>th</sup>/Hogan Pkwy are 45mph in the sections adjacent to this development and per SHAC turn lanes requires decel length in addition to taper.
- 10D. TIS guidelines calls for individual movements of unsignalized intersections to be LOS D or better. If a movement falls to LOS E, propose mitigation or justify the degradation by offering a suitable alternative to the movement if there is sufficiently little traffic. Note that LOS F for individual movements is unacceptable and shall be mitigated/discussed.
- 10E. Add individual movements to table 6.
- 10F. See the other comments throughout the traffic impact study.

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

- 10G. Add the connection to E. 5<sup>th</sup> Ave and identify it as a full movement intersection and a potential future signalized intersection. Label the other access points per the redlined comments. These accesses must be also shown on Tab 8.

**11. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

*Tab 13 – Public Improvement Plan*

- 11A. Provide additional information regarding the connection to E. 5<sup>th</sup> Ave.
- 11B. The developer is responsible for the construction of all on-site and off-site infrastructure needed including fire hydrants. Adequate fire hydrant coverage shall consist of fire hydrants placed on average 500' on each side of the street and arranged in an alternating basis.
- 11C. Provide additional details regarding the boundary streets. See private street comments about width and fire lane easement requirements.
- 11D. Depending on the adjacent parking, conditions, and width of the road, a larger outside turning radius may be required. This configuration must be able to support Fire Apparatus turning movement with width requirements. A turning template will be required showing that the Fire Apparatus can travel through the roads without travelling onto or over the sidewalks and curbs.
- 11E. Will the Private Drives be constructed to a COA Standard? Typically, private streets that are constructed to the COA street standards do not require a fire lane easement dedication. Private streets that do not meet a roadway standard may require a fire lane easement of a minimum width of 23' (or a 26' when required by Appendix D of the 2015 IFC) will be required if the private drives are not constructed to a COA standard.

**12. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- 12A. Are the 6-inch stubs for private service lines to each basin?
- 12B. Clarify if C within Table 5 is defined as a park. If so, size the demand per 5.02.3.



- 12C. Please expand on why 1,250 gpm was chosen for the scenario shown in the redlines.
- 12D. Does Basin G need two points of connection based on the fire flow results? Please confirm the correct fire flow demands per Aurora Water Criteria.
- 12E. The sanitary main connection should be coordinated with the development to the south. Please contact Garrett Graham at [garrettg@pcsgroupco.com](mailto:garrettg@pcsgroupco.com) for details.
- 12F. Table 4 on sheet 6 indicates 2,500 gpm demand per Aurora Water Criteria. Please clarify based on the redlines on sheet 23.

**13. PROS (Curtis Bish / 303-739-7178 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)**

13A. *Project Characterization*

The following information has relevance to the determination of PROS' requirements for this project:

- Because your proposal includes two multi-family planning areas, the influx of new residents will impact the parks and open space system. This impact shall be mitigated in accordance with City Code.

13B. *Population Impact*

The submittal does not clearly state how many units are proposed. In your second submittal, set forth a total unit count for purposes of calculating PROS' land dedication and park development fee requirements. A projected population for your project will be based on the total unit count multiplied by an average household size of 2.5 persons per unit.

13C. *Land Dedication*

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage shall be computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

Please coordinate with PROS staff before resubmittal to discuss land dedication criteria and options.

- *Cash-in-Lieu of Land Dedication Payment*

Any required acreage which is not dedicated on-site shall be multiplied by an estimated market value for the property. Market value will be based on land within the subdivision as fully developed, with all attendant infrastructure, in accordance with the land uses approved for the subdivision. The cash-in-lieu amount shall be paid prior to recordation of the subdivision plat.

13D. *Park Development Fees*

Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities which are not provided on-site to serve the needs of the new residents. The fee amount will be dependent on how much, if any, improved park land is provided. Determinations cannot be made until more information is known about this project's park development intentions. Please coordinate with PROS staff to further discuss before the second submittal. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

13E. *Forms J & D*

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in Form J to be added to Tab 9. Additionally, lines 2 and 21 through 24 of Form D should be amended to indicate the intent to provide on-site park and open space acreage, if applicable.

13F. *Tab 9 – Open Space, Circulation & Neighborhood Map*



Connectivity through the site and to access points along adjacent properties should be provided for pedestrians and bicyclists. Show the alignment of trails and other connections to destinations, including the plaza. Additionally, this map should be amended to indicate the intent to provide on-site land dedication acreage, if applicable.

**13G. *Tab 13 - Public Improvements Plan***

Include the implementation phasing for park land and open space development, if applicable.

**14. Arapahoe County Public Works and Development (Sarah White / 720-874-6541 / [swhite@arapahoegov.com](mailto:swhite@arapahoegov.com))**

14A. Main Street is proposed to ingress/egress at 6th Parkway and is close in proximity to the 470 on ramp. As per the TIS, this should be a right-in-right-out. Please ensure there is a physical barrier along 6th to prohibit left-in-left out and include accel/decel lanes for the development to ensure better traffic flow along 6th and the E-470 interchange.

14B. Also consider the placement of an eventual designated turn lane for the 470 on-ramp.

**15. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

15A. The Arapahoe County Comprehensive Plan identifies the property north of the proposed development as Regional Commercial. The proposed mix of multi-family and commercial appears compatible with the Arapahoe County Comprehensive Plan.

**16. Mile High Flood District (Morgan Lynch / [mlynch@udfcd.com](mailto:mlynch@udfcd.com))**

16A. See the attached comment letter. This project is not maintenance eligible, but we still have courtesy comments that should be considered.

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

17A. See the attached comment letter.

**18. CenturyLink (Travis Young / 303-309-8951 / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com))**

18A. See the attached comment letter.

**19. E-470 Authority (Chuck Weiss / 303-537-3420 / [cweiss@e-470.com](mailto:cweiss@e-470.com))**

19A. At this time E-470 Public Highway Authority has the following comments:

- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- E-470 does not recommend residential uses adjacent to the highway.
- E-470 is not responsible for noise mitigation.
- Development plans and construction plans should provide appropriate noise mitigation measures.
- Clearly label the ROW and MUE on the appropriate sheets, please see attached ownership map.
- Stormwater discharge to the E-470 ROW will need to be treated prior to release and will be limited to historic rates tributary to E-470.
- Permit will need to address long term maintenance for improvements constructed in E-470 ROW including landscaping, detention pond outfall and emergency overflow sections.
- E-470 TBMS (fiber) is located along the eastern ROW fence line. This line is to be protected in place.
- The RI/RO along 6th Parkway will need to be spaced a minimum of 660' from the NB E-470 ramps.
- A comment/response document would be helpful to track the revisions to each submittal.



- Additional comments will be issued as design progresses.



## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10005047
MEP Phase:	Referral

**Date:** August 11, 2020  
**To:** Daniel Osoba  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	<b>Lamar Landing (RSN 1463667)</b>
<b>Drainageway:</b>	<b>Sand Creek</b>

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

While there are no maintenance eligible features associated with this project, we do have the following courtesy comments to offer:

1. This site lies within subbasin 139 of the 2013 Sand Creek MDP. This subbasin, and the upstream basin to its north, subbasin 138, are shown to flow east under E470 through a culvert. Based on the plans provided with this referral, the southern portion of the site is directed to a detention pond in the southwest corner of the site, which is then routed to an existing storm sewer to the south. The District recommends that this projects flows maintain their existing flow to the west.
2. Two developments adjacent to this development are also currently in the planning phase: Aurora One to the west (across E-470) and Harmony Commercial to the south (across 6<sup>th</sup> Parkway). Aurora One is anticipating to receive flows from the Lamar Landing project site via the existing culvert under E-470, and is prepared to accommodate those flows. Harmony Commercial is not anticipating to handle flows from the north.
3. As a result of the above, the District recommends that this project maintain their existing flow routing to the west. This may require a change in alignment to the southwest detention pond's outfall.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Morgan Lynch, P.E., CFM  
Project Manager, Watershed Services  
Mile High Flood District



**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

August 13, 2020

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

Attn: Daniel Osoba

**Re: Lamar Landing, Case # DA-2239-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan for **Lamar Landing**. Please be aware PSCo owns and operates existing underground electric distribution facilities including a transformer along the southerly property line. 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.

For future planning and to ensure that adequate utility easements are available within this development, PSCo will be requesting minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, parcels and/or open space areas.

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)



August 5, 2020

City of Aurora  
15151 E Alameda Pky  
Aurora CO 80012  
303-739-7280

Aurora, CO Plat Review (E 6TH PKWY/S GUN CLUB RD) LAMAR LANDING - DA-2239-00/1463667

Daniel Osoba  
Email: [dosoba@auroragov.org](mailto:dosoba@auroragov.org).  
Phone: 303-739-7250

After review, CenturyLink has the following comments regarding the review request submitted:

It doesn't look like our facilities will be in conflict with this "site plan" with the screen shot of our data base, but please call locates and protect any of our plant in-place if found. See accompanying screenshot.

Please note, the engineer that reviewed this information is Travis Young. If any changes should need to be made, please contact them at (303) 309-8951.

Thank you!

Sincerely,

*Les Gutierrez* ROW-Agent, For

Don Davalos – ROW AGENT  
5057677449  
[Don.Davalos@CenturyLink.com](mailto:Don.Davalos@CenturyLink.com)

(P830835)