

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



May 27, 2021

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Second Submission Review: 68th Avenue and Denali Street – Infrastructure Site Plan
Application Number: DA-1746-28
Case Number: 2021-6015-00

Dear Mr. Laudick:

Thank you for your second submission, which we received on May 7, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

There are a few issues that need to be resolved before the administrative decision date can be scheduled for the application. Please address the comments in the review letter and when it is resubmitted, the administrative decision date will be determined.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, Senior Planner
City of Aurora
Planning and Development Services Department

cc: James Kennedy, Silverbluff Companies, 18591 E 64th Avenue, Denver, CO 80249
Cesarina Dancy, ODA
Filed: K:\SDA\1746-28rev2.rtf



Second Submission Review

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

- 1A. Revise the adjacent zone district on Sheet 2 to Airport District (AD).
- 1B. Include the Case Number, not the Development Application on the Landscape Plan.
- 1C. Per Item 2A, add the adjustment request to the Cover Sheet and include in the Letter of Introduction. Due to the existing easement, this can be an administrative adjustment because it is a hardship, but it needs to be accounted for before the decision process can occur.
- 1D. The comment received from Western Midstream (see Item 8A) needs to be resolved. Please communicate with them on this issue and provide staff with copies of this correspondence.
- 1E. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. If any adjustments are being requested for the landscaping (i.e. no trees on the north side of 68th Avenue due to easements), they should be listed on both the Cover Sheet and the Landscape Plan. List only the section of the UDO. The Letter of Introduction should be updated to reflect the adjustment request, the hardship, and any mitigation measures.
- 2B. Some of the proposed landscaping could potentially be too tall in the sight triangle. See redline comments.
- 2C. What happened to the water quality pond that was previously proposed?

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Add the additional requirements outlined in the memo related to roadway phasing on Sheet 2.
- 3C. Clarify whether the area shown on Sheet 3 is a maintenance access.
- 3D. Label the curb return radius where requested.

4. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 4A. There should be 8' from the edge of the light fixture to the edge of the storm main / inlet. This impacts multiple light poles and a hydrant. These conflicts need to be addressed prior to Site Plan approval.
- 4B. Please confirm that oil / gas lines are no longer being proposed in this alignment. They were previously shown and have now been removed from the plan set.
- 4C. Flip the hydrant on Sheet 3 to the south to prevent a conflict with the ECCV water main.
- 4D. Confirm that discussions have started with Denver Water / ECCV regarding grading in the easements and light fixtures within their easements.



5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

5A. Fix the note on Sheet 2 per redline comments.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

6A. Fix obscured text on Sheet 3.

6B. If any easements or ROW need to be dedicated by separate documents, contact Andy Niquette to start the processes. The ISP cannot be recorded until easement dedications are complete.

7. Denver International Airport (Jeannette Hilaire / 303-342-2713 / jeannette.hilaire@flydenver.com)

7A. See the attached comment letter.

8. Western Midstream (Brett Cavanagh / brett.cavanagh@westernmidstream.com)

8A. We have an active 20-inch HP pipeline located north of this area running parallel. We need more information. We have an active easement and I do not see our pipeline on the plans.



MEMO

Date: May 12, 2021

To: Aurora Planning From: DEN Planning + Real Estate Through: Jeannette Hilaire/Elise Brenninkmeyer

Subject: East 68th Avenue & Denali Street, #1526761

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- Please show and label DEN property line on all plans where applicable.
- Permit/license language: If grading will occur on DEN property, a permit or license from DEN will be required. If construction will occur on DEN property, a permit or license from DEN will be required.
- Please clarify on Page 3 if Riprap will be installed on DEN property. Any work on DEN property or infrastructure installed on DEN property will require a permit or license from DEN.
- The proposed development is in the **'5-Mile 'Known - Wildlife Attractant' Separation Area** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologists assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan (Levi.E.Hodson@usda.gov and Benjamin.J.Massey@usda.gov). They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.