



October 7, 2021

Todd Hager
Debbie Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Building 26 and 27 Site Plan – Gateway Park V (“Project”)
Case Numbers: Building 26 2019-3015-00; 2016-6014-00; Building 27 2021-6013-00

Dear Ms. Bickmire & Mr. Hager,

Thank you for the comments on September 30, 2021 for the above-mentioned Project. To concisely address said comments and to simplify your review of the resubmitted Project site plan and plat, your fourth-round review comments and our responses thereto are listed below:

PLANNING DEPARTMENT COMMENTS

ZONING AND LAND USE COMMENTS

1. 1A. No further comment.
 - *Response: Thank you.*

ARCHITECTURE ISSUES

1. 2A. No further comment.
 - *Response: Thank you.*

LANDSCAPING ISSUES

(DEBBIE BICKMIRE / 303-739-7261 / DBICKMIR@AURORAGOV.ORG / COMMENTS IN TEAL)

1. 3A. Please provide the Pond Flood Area.
 - *Response: This has been added to sheets 28 and 29 (within label at center of pond).*
2. 3B. Is the Curly-Leaf Mountain Mahogany a tree or shrub? In Colorado it is often described as a drought tolerant, large shrub with a maximum height of 8-15 feet.
 - *Response: The Mountain Mahogany can be purchased as a small tree and has been planted in Aurora as such in past projects.*
3. 3C. The curbside landscape (tree lawn) for 38th Avenue is included in the Tract A Buffer Table. Curbside landscape is a separate requirement and should be in a separate table.
 - *Response: The calculation chart has been revised from “Tract A (Phase 1) Non-Street Buffer Landscape Requirements” to “Tract A (Phase 1) Table of Street Frontage and Non-Street Frontage Buffer Landscape Requirements”.*

4. 3D. Please remove the fence west of Building 27 or replace it with a fence that is not opaque. A 3-rail fence would work to delineate the ownership and screening benefits off-site will be negligible. The site will benefit more from an open site.
 - *Response: This fence is necessary to secure the perimeter and designed to stop trespassing onsite, and the fence suggested is inadequate to meet these needs. With this side adjacent to the Xcel substation, all the open space onsite, and the over 500 proposed trees we intend to leave the fence.*
5. 3E. There is no development proposed in Tract A, west of Building 27, so please provide an explanation for 2 access easements and the associated pavement. Landscape is required at the terminus of parking areas. As designed, there is no landscape at either end of the parking area.
 - *Response: As Tract A is undevelopable, it will be owned by SCMD. Building 27 will be owned by a third party, and this internal fence is there to define ownership and maintenance boundaries that serve this need. As Tract A is isolated, the access easements are there to allow SCMD to access this portion of Tract A. Per coordination with Debbie, we've removed one of these accesses, leaving only one 12'-wide maintenance access.*
6. 3F. Add the color of the composite fence.
 - *Response: This has been identified in the site plan (refer to fencing keynote).*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING

(KRISTIN TANABE / 303-739-7306 / KTANABE@AURORAGOV.ORG / COMMENTS IN GREEN)

1. 5A. No further comment.
 - *Response: Thank you.*

TRAFFIC ENGINEERING

(BRIANNA MEDEMA / 303-739-7309 / BMEDEMA@AURORAGOV.ORG / COMMENTS IN AMBER)

1. 6A. No further comment.
 - *Response: Thank you.*

FIRE / LIFE SAFETY

(WILLIAM POLK / 303-739-7371 / WPOLK@AURORAGOV.ORG / COMMENTS IN BLUE)

1. 7A. No further comment.
 - *Response: Thank you.*

WATER/UTILITIES

(NINA KHANZADEH / NKHANZAD@AURORAGOV.ORG / COMMENTS IN RED)

1. 8A. Highline trail connection requires letter from landowner to construct. Please reference previous conversations with Aurora Water civil plan reviewer.
 - *Response: Per coordination with the City, it was determined acceptable to remove the trail connection all together. With the trail connection removed, there is no construction nor grading proposed within the limits of the Highline canal trail property.*

PARKS, RECREATION AND OPEN SPACE DEPARTMENT (PROS)
(CURT BISH / 303-739-7131 / CBISH@AURORAGOV.ORG / COMMENTS IN PURPLE)

1. 9A. No further comments.
 - *Response: Thank you.*

REAL PROPERTY
(MAURICE BROOKS / 303-739-7294 / MBROOKS@AURORAGOV.ORG / COMMENTS IN MAGENTA)

1. 10A. See the red line comments on the plat and site plan. The main point is the note showing the unrecorded private reciprocal easement. This easement needs to be taken off the plat or if it is recorded, then add the recording information on the notation of this easement.
 - *Response: Per coordination with Maurice, this has not been removed.*
2. 10B. Revise Note #10 to leave off the additional statement about objects located in the tract.
 - *Response: This has been removed from the cover sheet. As coordinated with Maurice directly, this note was required by the building department and as such has been noted on page 2 in lieu of the cover sheet.*

MILE HIGH FLOOD DISTRICT
(CHARLIE PAJARES / CPAJARES@MHFD.ORG)

1. No further comments.
 - *Response: Thank you.*

We appreciate your review and approval of these final plans. Please contact me at 720-647-6231 or Stephen.Litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, PE, LEED AP
Project Manager