



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

Worth Discovering • auroragov.org

October 7, 2022

Patrick Chelin
Matrix Design Group Inc
1601 Blake Street Ste 508
Denver, CO 80202

Re: Second Submission Review – The Aurora Highlands North – Area A - Site Plan
Application Number: **DA-2062-31**
Case Numbers: **2022-4027-00**

Dear Mr. Chelin:

Thank you for your second submittal. We have reviewed your Site Plan 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 agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 28, 2022.

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 303-739-7261.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

Attachments: Xcel Energy and DEN Planning Comments

cc: Jeff Killion, Matrix Design Group
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2062-31rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit a response to the comments and respond to individual agencies (Planning)
- Review lot totals and provide a summary of minimum lot dimensions (Planning)
- Provide front yard landscape typical for all lot types (Landscape)
- Label slopes, flood elevation, and a variance and license agreement are required for the island (Public Works Engineering)
- Show intersection storage and taper rates/lengths (Traffic)
- Increase alley widths and revise hydrant locations (Life/Safety)
- Provide maintenance access with turn-around and access to all manholes (Water)
- Provide a separate high-level summary of all the highlighted areas for open space credit (PROS)
- Show the property boundary bearings and distances, revise the Basis of Bearing (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Written comments were received from six outside agencies during the first review. They can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. Xcel Energy has provided an updated letter with this review. Please respond to their comments, as well.

2. Completeness and Clarity of Application

- 2A. Revise the Letter of Introduction to include a small map that illustrates all of the referenced Planning Areas and streets.
- 2B. The presentation several weeks ago represented a pedestrian-oriented, urban character for the mixed-use development surrounding Main Street. Is the section for Main Street appropriate for the area north of
- 2C. The proposed alleys are narrow with 8' utility easements on both sides. The utility easements ultimately function as the building setback. The building setback for homes with access from alleys is 3' or 18', but nothing in between. The reason for this is to prevent illegal parking in the alley/adjacent to garages.
- 2D. Provide a table that includes the minimum lot dimensions and area for each lot type. Include how many lots are included in each category.
- 2E. Show the zone districts for all areas surrounding the proposed site plan and include the uses for each Planning Area as identified in the FDP.
- 2F. List all property owners on the cover sheet.
- 2G. Move the Legal Description to the second sheet and put all owner signature blocks on the cover sheet.
- 2H. The Legal Description includes 119 acres while the Site Data states 146 acres. Please update the legal description or provide an explanation.
- 2I. Revise the lot counts on the cover sheet and Sheet 5 to be consistent.
- 2J. Lots located on a curve must have a minimum 35' frontage.
- 2K. Advisory comment: the addition of notes discussing engineering standards related to cul-de-sac length, radii, and intersection design are merely stating the design intent. The expectation is the design will meet all design standards at the time of subdivision plat and civil plans. Confirm with Public Works the information can be shown once and deleted from all other sheets. Edit the notes as shown on the redlines.
- 2L. Remove references of individual builders.
- 2M. Label all streets, right-of-way, and street classification on all sheets, including landscape plans.
- 2N. It would be helpful to identify the applicable Planning Areas on each site plan sheet.
- 2O. Show/label sidewalks included in the adjacent right-of-way.
- 2P. Show and label all mail kiosks and include details.
- 2Q. Why are two different light types proposed? Include details for all proposed light fixtures.



- 2R. Label the number of parking spaces in PA-4 and include typical dimensions. Will any accessible spaces be provided?
- 2S. Label and dimension all sidewalks.
- 2T. Label all tracts (horizontally is preferred) and include the area of each.
- 2U. Make sure all existing and proposed easements are labeled and clearly visible. Increase font sizes and darken labels.
- 2V. Revise or provide lot dimensions as noted on the redlines.
- 2W. Sidewalks are required in all intervening tracts necessary for mitigating block length.
- 2X. Please be advised, a 20' buffer is required from the back of the sidewalk to adjacent lots. Make sure all turn and auxiliary lanes are addressed.
- 2Y. Ensure all symbols are included in the legend.
- 2Z. Fix overwrites and ghosting (duplicated) labels.
- 2AA. Address all comments and notations in the redlines.

3. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 3A. General comment: fonts are too small to read. Increase size so plans are readable at 11 x 17.
- 3B. Repeat comment: Provide landscape requirements for front yards based on the width of lot frontage.
- 3C. Open space landscape is required around detention ponds, outside the flood elevation. When and by whom will that be provided? You may be required to show the landscape and note that it will be installed at the time of adjacent development.
- 3D. Numerous streets are deficient in street trees, while other segments are over-planted. Please provide notes to explain deficient areas. Please note, trees should be setback a minimum of 50' from all stop signs. Show the locations of all stop signs on the landscape plans.
- 3E. Label existing and proposed easements and show adjacent right-of-way.
- 3E. Include street names, right-of-way width, and classification on all landscape sheets.
- 3F. Show the high-water elevation for all detention ponds and label the elevation.
- 3G. Show, label, and dimension all proposed buffers. Ensure all landscape is evenly distributed.
- 3H. Street trees are required to be 2.5-inch calipers. Please revise the Plant Schedule accordingly.
- 3I. Label all tracts and include the area of each.
- 3J. Revise the Plant Schedule to increase the size of the symbol boxes.
- 3K. Revise the scale of symbols in the Legend so they more closely resemble the linework on the plans.
- 3L. Revise the sheet references for details.
- 3M. Revise fence locations along the side of residential lots. The fence should not be any closer to the sidewalk than the front of the adjacent house.
- 3N. Columns are required on fences adjacent to collectors and arterials.
- 3O. Identify the minimum spacing of fence columns.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. The typical section for a two-lane collector does not match the COA standard section. Parking is not included on collector roadways.
- 4B. The extension of Fultondale would likely be required to 48th Avenue, not just the adjacent planning area, with the PA-12 or PA-13 improvements.
- 4C. Streetlights are to be offset and not directly opposite.
- 4D. Add streetlights on the east side of Coolidge Street.
- 4E. Pedestrian lights do not replace streetlights. Streetlights are required.
- 4F. Head-in parking is not permitted on public streets. If Duquesne Street is intended to be private, all the interior streets are required to be private.
- 4G. A variance is required, as well as a license agreement, for the island(s).



- 4H. Show/label the 100-year water surface elevation, and slopes (min 2% pond bottom) and indicate the direction of emergency overflow for all ponds.
- 4I. Street slopes less than 0.8% are not recommended.
- 4J. Maximum 3% slope for 125' from arterial roadways.
- 4K. Contours (noted on Sheet 41) do not match up with the street sections.
- 4L. Label slopes in all tracts. A minimum of 2% is required for all non-paved areas.
- 4M. The minimum slope for streets is 0.5%.
- 4N. Additional inlets are required as noted on the redlines. Per Section 4.03.3 of the Roadway manual, at a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return.
- 4O. A railing is required when a sidewalk is adjacent to a 3:1 slope.
- 4P. A cross pan is not permitted on a street with a storm sewer.

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworke@auroragov.org / Comments in bright teal)

- 5A. Bike lanes are required on all collectors.

6. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)
Traffic Impact Study

- 6A. The added explanations throughout have greatly helped to address my previous comments, thank you for including them.
- 6B. Notice a moderately significant change in 48th Ave. ADTs (as well as other streets in the subarea) between the 1st referral and the second. Any explanation as to the nature of that change would be appreciated.
- 6C. Signal warrant studies are needed for those intersections that are projected to be signalized. I can't find them in the appendices with the rest of the warrant studies.
- 6D. See comments throughout the report.

Site Plan

- 6E. Previous signal escrow notes within Aurora Highlands have referenced the metro district as the responsible party for payment. Is this applicable to this area as well?
- 6F. Highlight the extent of 48th Ave. construction to be in place prior to PA-6.
- 6G. Add a note on Sheet 12 that the Fultondale extension will tie into the existing roadway.
- 6H. Show signal easements at tie-in corners at Main St. and 48th Avenue.
- 6I. Note the storage lane lengths on Main Street to confirm compliance with the TIS.
- 6J. Note the taper rate/length for all tapers (in as much as they impact the right-of-way).
- 6K. Show full intersections, especially at full movement access to ensure things align.
- 6L. Show storage lengths and tapers on Denali Boulevard and Fultondale Street.
- 6M. Coolidge St. provides an adequate parallel route for a bike facility (given traffic volumes on Denali are too high to support on-street bike lanes), and with no homes fronting, may be a good candidate to convert on-street parking spaces to a painted bike lane.
- 6N. A signal is projected at Fultondale and 48th Avenue. Provide signal easements.
- 6O. 4-lane minor arterial approaches to roundabouts will need to be designed with entry angles that accommodate the higher Main St traffic volumes and speeds, likely with a larger inside circle diameter. Check against FHWA's Roundabout Guide for design criteria.
- 6P. Is 46th Avenue a 4-lane arterial? The TIS notes it as a 2-lane roadway.
- 6Q. Delete head-in parking stalls on Duquesne Street.
- 6R. The intersection of Denali Blvd. and 46th Ave. still has some pending comments on the TIS review, and it may be all-way stop-controlled. However, if it isn't, reference FHWA Guide for Uncontrolled Crossing Locations. It makes more sense for curb ramps on the north side of this intersection, with the center median acting as a ped refuge. Also, if uncontrolled, would need to add an RRFB at the north crossing location. Add a painted crosswalk and stop bar on the west side of the intersection.



- 6S. Add a painted crosswalk as noted on the redlines.
- 6T. Show mail kiosk locations for review.
- 6U. Show intersection storage and taper rates/lengths.
- 6V. Show sight triangles as noted on the plans. A sight triangle easement may be required for Lot 16 as noted on Sheet 24.
- 6W. Needed signal easements at signalized locations.
- 6X. Address comments on the turning template exhibit.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 7A. Show the 42nd Ave. to 48th Ave. connection with the PA-4 off-site improvements.
- 7B. It appears that 47th Ave. should be included in the PA-5A phase of construction.
- 7C. The construction of Fultondale is identified in PA5B phasing.
- 7D. Remove the comment noted on Sheet 6.
- 7E. The alleyways shown on Sheets 17 and 23 do not allow for the 150' hose to reach from an approved fire apparatus road. The width of the alleyways must be increased to a minimum width of 23', allowing for 29' turning radii.
- 7F. The location of fire hydrants along 48th Avenue must be known in order to assist with the placement of the fire hydrants for this site. Please work with "by others" to ensure fire spacing along 48th Avenue, spaced on average 500'; arranged on an alternating basis. See examples in blue.
- 7G. Revise fire hydrant locations per comments on the redlines.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 8A. There is a lot in PA-12 that appears to encroach into the sanitary sewer utility easement. Fences encroaching into utility easements would need to be covered under a license agreement.
- 8B. Provide a turn-around on the maintenance access to the outlet structure for Pond 8521.
- 8C. The existing stub from the 24" water main in 48th Avenue is 12".
- 8D. Provide a hammerhead turn-around at Pond 8522.
- 8E. Maintenance access is required to all manholes.
- 8F. Drainage easements and I&M plans are needed for stormwater ponds.

9. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 9A. Provide a separate high-level sheet that has all the highlighted areas for open space credit. Since this plan incorporates several planning areas, identifying where all the requested open spaces are and how they connect and meet open space requirements is difficult to determine.
- 9B. On the fencing plan, please ensure all tracts requested for open space credit have the split rail fence adjacent.

10. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 10A. Revise the Basis of Bearings per the comments.
- 10B. Label the Point of Beginning and show all exterior bearings and distances.
- 10C. Label blocks and tracts.
- 10D. Label existing and proposed easements.
- 10E. Provide the recording information for adjacent rights-of-way.
- 10F. Manhole locations may interfere with road centerline monuments.
- 10G. Label all tracts.
- 10H. A license agreement will be required for any portion of the monument within a proposed easement. Contact Grace Gray at ggray@auroragov.org to start the License Agreement. It can take 6-8 weeks to finalize and can hold up the recordation of the Site Plan.

11. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 11A. All Site Plans must be consistent with the approved Public Art Plan.



12. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

12A. See attached comment letter.

13. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

13A. See attached comment letter.

14. Adams County Planning and Development (developmentsubmittals@adcogov.org)

14A. Thank you for including Adams County in the review for Project Number: 1608536. We have no comment on the subject referral.

15. Mile High Flood District (MHFD) (Haley Koesters / 303-455-6277 / submittals@udfed.org)

15A. The MHFD has no comments for this planning & development services submittal. We will review the engineering/public works submittal to ensure the accuracy of the regional hydrology submitted for any MEP features associated with this project. We appreciate this opportunity to review. Please don't hesitate to reach out to me with any questions or concerns.

16. Regional Transportation District (C. Scott Woodruff / Clayton.Woodruff@RTD-Denver.com)

16A. RTD has no comments on the proposed application.

17. Aurora Public Schools (APS) (Josh Hensley / jdhensley@aurorak12.org)

17A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans does not exceed the total planned school land dedication for the overall development.

17B. The site plan appears to show a landscape buffer between the school/ park and the residential lots to the north. Who will be responsible for the maintenance of this area? The concrete walk between residential lots 24 and 25 appears to terminate at the school site. Should this concrete walk connect to the pedestrian path planned for the park site?



AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/12/2022

Aurora Highlands North - Site Plan (DA-2062-31)

| Dwelling Type | Units | Yield Ratio | Student Yield |
|---------------|------------|-------------|---------------|
| SFD | | 0.7 | 0 |
| MF-LOW | | 0.3 | 0 |
| MF-HIGH | 796 | 0.145 | 115 |
| TOTAL | 796 | | 115 |

| YIELD | ELEMENTARY | | MIDDLE SCHOOL | | K-8 TOTAL | HIGH SCHOOL | | K-12 |
|--------------|------------|-----------|---------------|-----------|-----------|-------------|-----------|------------|
| | RATIO | STUDENTS | RATIO | STUDENTS | STUDENTS | RATIO | STUDENTS | TOTAL |
| SF | 0.34 | 0 | 0.16 | 0 | 0 | 0.2 | 0 | 0 |
| MF-LOW | 0.17 | 0 | 0.08 | 0 | 0 | 0.05 | 0 | 0 |
| MF-HIGH | 0.075 | 60 | 0.04 | 32 | 92 | 0.03 | 24 | 115 |
| TOTAL | | 60 | | 32 | 92 | | 24 | 115 |

| SCHOOL TYPE | STUDENT YIELD | ACRES PER CHILD | ACRES REQUIRED |
|--------------|---------------|-----------------|----------------|
| ELEMENTARY | 60 | 0.0175 | 1.0448 |
| MIDDLE | 32 | 0.025 | 0.7960 |
| HIGH | 24 | 0.032 | 0.7642 |
| TOTAL | 115 | | 2.6049 |

Aurora Highlands Development Tracking - 4/11/2022

| Filing | SFD | MFL | MFH | Total Units | K-8 | HS | Total Yield | Dedication Requirement |
|--|--------------|------------|----------|--------------|--------------|------------|--------------|------------------------|
| CSP 1 | 84 | | | 84 | 42 | 17 | 59 | 1.3734 |
| CSP 2 DA-2062-06 | 182 | 44 | | 226 | 102 | 39 | 141 | 3.265 |
| Highland Green Site Plan #3 DA-2062-09 | | | | | | | | |
| Plat 4 DA-2062-10 | 9 | | | 9 | 5 | 2 | 7 | 0.1472 |
| Plat 5 DA-2062-11 | 47 | | | 47 | 24 | 9 | 33 | 0.7685 |
| Plat 6 DA-2062-13 | 26 | | | 26 | 13 | 5 | 18 | 0.4251 |
| Plat 7 DA-2062-12 | 238 | 136 | | 374 | 153 | 54 | 207 | 4.7855 |
| Plat 8 DA-2062-14 | 174 | | | 174 | 87 | 35 | 122 | 2.8449 |
| Plat 10 DA-2062-16 | 176 | | | 176 | 88 | 35 | 123 | 2.8776 |
| Plat 13 DA-2062-17 | 13 | | | 13 | 7 | 3 | 10 | 0.2126 |
| Site Plan 14 DA-2062-20 | 156 | 62 | | 218 | 94 | 34 | 128 | 2.9583 |
| Site Plan 15 DA-2062-21 | 300 | 112 | | 412 | 178 | 66 | 244 | 5.6414 |
| Site Plan 16 DA-2062-23 | 273 | | | 273 | 137 | 55 | 192 | 4.4636 |
| Site Plan 17 DA-2062-26 | 97 | | | 97 | 49 | 19 | 68 | 1.586 |
| Aurora Highlands North DA-2062-31 | 796 | | | 796 | 92 | 24 | 116 | 2.6049 |
| Total | 2,571 | 354 | 0 | 2,925 | 1,071 | 397 | 1,468 | 33.9540 |



MEMO

Date: March 29, 2022

To: City of Aurora

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **THE AURORA HIGHLANDS NORTH - SITE PLAN**

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

- The property is located south of DEN, within the 55 DNL and will be subject to overflights. A White Paper on Noise DNL is attached, for reference.
- The proposed development is in the **'10,000' Critical Area for 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 Biologist assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan (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 attached). 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 40-hour drain time following a 100-year event.
- 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>.

Thank you for the continued opportunity to provide comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 17, 2022

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

Attn: Debbie Bickmire

Re: The Aurora Highlands North A - 2nd referral, Case # DA-2062-31

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the easement changes for dry utilities within **The Aurora Highlands North A** and reminds the property owner/developer/contractor to complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 11, 2022

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

Attn: Deborah Bickmire

Re: The Aurora Highlands North, Case # DA-2062-31

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands North** and requests that the 6' D.U.E. as shown on the TYPICAL 40' x 120' SINGLE FAMILY ATTACHED/DUPLEX section is increased by 1-2 feet given it includes drainage facilities, and, that natural gas requires a 6-foot easement width.

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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