

June 25, 2021

Heather Lamboy  
City of Aurora Planning and Development Services  
15151 East Alameda Parkway, Suite 2300  
Aurora, Colorado 80012lona

Re: Initial Submission Review – E 23rd Ave Peoria to Scranton Parkway – ISP  
Martin/Martin, Inc. Project No.: 19.0015  
City of Aurora Project No.: DA-1233-50

## GENERAL COMMENTS AND RESPONSES

### Summary of Key Comments from All Departments

Please note, the extents of the project are from Racine Street to Scranton Parkway.

### PLANNING DEPARTMENT COMMENTS

#### Community Questions, Comments and Concerns

C1a: No comments were received from the community.

**R1a: *Noted.***

#### Completeness & Clarity of Application

C2a: Please upload with DRB review/approval letter with the next submission.

**R2a: *Provided.***

C2b: Please provide a color palette for any colored concrete, street furniture, and/or planters.

**R2b: *Provided.***

#### Architectural and Urban Design Issues

C3a: Please provide an approval letter of the final design by the Fitzsimons Design Review Board. Ensure that all street furniture and fixtures are consistent with the Fitzsimons Innovation Community Design Guidelines.

**R3a: *The DRB has approved custom benches and bicycle racks for 23rd Street that exemplify the special design and character of the street. These are identified in the ISP.***

C3b: Please provide a material/color exhibit.

**R3b: *Color for bike rack and bench topper have been identified.***



## Landscaping Issues

C4a: Change note 5 to read per the comment provided.

**R4a: Updated.**

C4b: Update notes where indicated. No contractor related notes as the City does not review construction drawings.

**R4b: *The landscape installation on each block face will be the responsibility of individual property owners and therefore will be installed prior to Certificate of Occupancy.***

C4c: Update the sheet index legend.

**R4c: Updated.**

C4d: Update the Standard Rights-of-Way Street Table per the comments provided. The tree quantity calculation is off and should be based upon a 30' spacing.

**R4d: Updated.**

C4e: Update the general planting notes where indicated.

**R4e: Updated.**

C4f: Update the note provided per the comment.

**R4f: Updated where appropriate.**

C4g: Label the items where indicated.

**R4g: Updated.**

C4h: Include sight distance triangles where applicable.

**R4h: Added.**

C4i: Add an additional street tree so that E 23rd Ave is compliant with the street tree requirement.

**R4i: Updated.**

C4j: There seems to be a miscellaneous plant label that needs to be removed.

**R4j: Updated.**

C4k: Tree mitigation needs to be revisited. Only 28.5" is being addressed by on site trees. See additional commentary on Sheet 6.

**R4k: Updated.**

C4l: Remove the irrigation sheets. They are a separate application and fee to the Aurora Water Conservation Division. Not a part of the site plan submittal.

**R4l: Removed.**



**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**Civil Engineering:**

C5a: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**R5a: *Noted.***

C5b: Provide dimensions for the through way behind the planters. 6' minimum required.

**R5b: *The throughway behind the planters is 6' minimum at the narrowest point. This is identified on landscape and site plan layout sheets.***

C5c: Label street slopes.

**R5c: *Slope labels added for longitudinal and cross slopes.***

C5d: Include existing/proposed storm sewer.

**R5d: *Existing and proposed storm sewer shown and labeled.***

C5e: The photometrics for the road are not reviewed with the site plan. A photometric plan is required with the streetlight submittal in the civil plan submittal.

**R5e: *Photometrics and lighting cut sheets have been removed.***

**Traffic Engineering:**

C6a: Comments have not been provided as of the date of this letter. They will be sent under separate cover.

**R6a: *Received 6/18/21 and added to the end of this letter.***

**Fire/Life Safety:**

C7a: Relocate this hydrant to this location. Shall provide a minimum of 3' of unobstructed clearance around the hydrant.

**R7a: *Fire hydrant relocated with a minimum of 3' of unobstructed clearance.***

C7b: Relocate this existing hydrant. There are two options for relocated hydrant see options 1 and 2 Highlighted in blue. Options have been illustrated.

**R7b: *A proposed hydrant was added in the option 1 location. The existing hydrant along Scranton Road will also remain in place until Scranton Road is rebuilt in the future and will be relocated at that time.***

**Aurora Water:**

C8a: Please label size of all stubs. Verify sizing is in accordance with approved GDP for this area of development.

**R8a: *Size of future water stubs have been identified per the GDP and are labeled accordingly.***

C8b: The most recent GDP calls out for 8" Public Sanitary to also be installed within 23rd.



**R8b:** *The proposed 8-inch sanitary shown on the GDP within 23<sup>rd</sup> Avenue was to be installed to service the Bioscience 5 site. Instead, the sanitary service for the Bioscience 5 site is provided from the existing sanitary main in 22<sup>nd</sup> Avenue. This has been discussed and coordinated with the City and FRA.*

**Forestry:**

C9a: Tree mitigation is always above and beyond the Landscape Code requirements. Please show a symbol indicating trees that are specific to tree mitigation.

**R9a:** *Large X's added to plans to denote tree mitigation.*

**Real Property:**

C10a: There are several objects located in the proposed R.O.W. These will have to be covered by a License Agreement. Contact Grace Gray at (ggray@auroragov.org) to start the processes. If the R.O.W. is to be dedicated by separate document, then contact Andy Niquette at (dedicationproperty@auroragov.org). However, if by plat, then follow the Subdivision Plat Checklist.

**R10a:** *Need for license agreement noted in the plans.*

C10b: On the vicinity map, the site location is incorrect.

**R10b:** *Vicinity map updated on the cover.*

C10c: The legal description does not represent the site plan graphic pages.

**R10c:** *Legal description revised.*

C10d: This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10d:** *Noted in the plans.*

C10e: This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10e:** *Noted in the plans.*

C10f: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10f:** *Noted in the plans.*

C10g: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10g:** *Noted in the plans.*

C10h: This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10h:** *Noted in the plans.*



C10i: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10i: *Noted in the plans.***

C10j: This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10j: *Noted in the plans.***

C10k: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10k: *Noted in the plans.***

C10l: This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10l: *Noted in the plans.***

C10m: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

**R10m: *Noted in the plans.***

**Xcel Energy:**

C11a: Please see attached letter. For future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), please note that 10-foot wide utility easements will need to be dedicated on private property abutting all rights-of-way.

**R11a: *Noted, but the development will not be providing a 10' easement per previous FRA direction.***

**Adams County Planning & Development:**

C12a: Thank you for including Adams County in this review. We have no comment on the subject application.

**R12a: *Noted.***

**Traffic Engineering Comments Received 6/18/21:**

C13a: This sheet and other sheets should reflect the roundabout configuration, per ongoing discussions with the City to meet requirements established in the MTIS. This plan should illustrate the needed geometry, pavement markings and signage for vehicular/bicycle/pedestrian modes.

**R13a: *The roundabout has been included in the plans and is consistent with previous coordination between this design team, the City and their roundabout consultant's previous collaborative effort to create the current layout.***

C13b: Show type of barrier to be used.

**R13b: *Type III temporary barriers are now called out on the plans.***

C13c: Bike lane signs downstream of intersections.



**R13c: *Bike lane signs have been moved.***

C13d: Proposed sand-blasted concrete w/stain material needs clarification, per comment on Sht 18. What color stain? This proposed does not appear to provide any reflectivity or contrast to indicate a crossing to drivers.

**R13d: *Crosswalks will be concrete with sandblasted pattern and darker grey stain on sandblasted circles. The concrete crosswalk and special pattern will contrast with asphalt. White paint bars paralleling the sidewalk will provide additional contrast.***

C13e: Move. (Bike striping)

**R13e: *Bike striping has been adjusted.***

C13f: Ped xing sign (W11-2w/W16-7P).

**R13f: *Proposed pedestrian crossing signs called out. Detailed sign codes will be provided in the construction documents.***

C13g: Include stop sign.

**R13g: *Stop sign installed as part of the FIC 22<sup>nd</sup> Ave., Racine St., and Revere St. project.***

C13h: Move. (Bike lane sign)

**R13h: *Bike lane sign has been adjusted.***

C13i: Show type of barrier to be used.

**R13i: *Type III temporary barriers are now called out on the plans.***

C13j: Roundabout. (Intersection detail sheet)

**R13j: *The roundabout has been included in the plans and is consistent with previous coordination between this design team, the City and their roundabout consultant's previous collaborative effort to create the current layout.***

C13k: Ensure trees can maintain a canopy no less than 8' in height to allow for adequate visibility of traffic signage.

**R13k: *Tree species selected will have mature canopy greater than 8' in height or will be pruned appropriately.***

C13l: Ensure trees can maintain a canopy no less than 8' in height to allow for adequate visibility of traffic signage and oncoming traffic, typ.

**R13l: *Tree species selected will have mature canopy greater than 8' in height or will be pruned appropriately.***

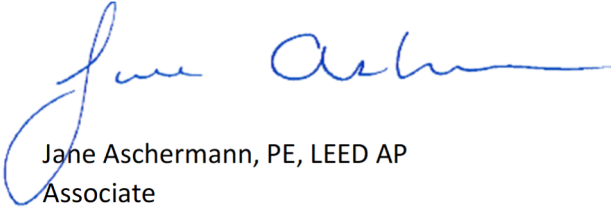
C13m: What color stain would be used? This image does not appear to provide a crossing that would have enough contrast to provide visibility to an uncontrolled crossing, especially in dark or low-light conditions. If used, supplemental retroreflective paint will be required to provide visibility for the crossing locations.



***R13m: Crosswalks will be concrete with sandblasted pattern and darker grey stain on sandblasted circles. The concrete crosswalk and special pattern will contrast with asphalt. White paint bars paralleling the sidewalk will provide additional contrast.***

Please do not hesitate to contact me with any questions.

Sincerely,



Jane Aschermann, PE, LEED AP  
Associate