



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

Worth Discovering • auroragov.org

August 16, 2019

Chris Strawn
Ware Malcomb
990 S Broadway, Suite 230
Denver, CO 80209

Re: Third Submission Review – Project Peak Contextual Site Plan and Plat
Application Number: **DA-1127-34**
Case Number: **2018-6020-00; 2019-3019-00**

Dear Mr. Strawn:

Thank you for your third submission, which we started to process on Thursday, July 25, 2019. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Rob Kiester - Ware Malcomb 1600 Champa St 350 Denver CO 80202
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1127-34rev3.rtf



Third Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Dedicate 38th Avenue to Picadilly Road.
- ✓ FDP approval is required prior to scheduling an administrative decision on this project
- ✓ Begin License Agreement process and any easement processes with Real Property.
- ✓ Public Art proposal does not meet criteria.
- ✓ Majestic Design Review Board approval letter required prior to conditional approval.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments were received from the public.

2. Zoning and Land Use Comments

In general, we are in a bit of a holding pattern waiting for the Majestic Commercenter FDP to be approved and for right of way for 38th Avenue to be platted or dedicated for the stretch between the west property line of this application and Picadilly Road. Until these are complete I cannot schedule an administrative decision. The other item is to figure out the Public Art approach. I realize the FDP is not complete in this regard but there may be an opportunity to advance this issue. I will also need a letter approving the site and building design from the Majestic Commercenter Review Board. The other standards items that need to be resolved are License Agreement and Easements with Real Property.

There are a handful of important items identified below. These items should be updated and resubmitted as soon as possible. Please give me a call to discuss coordination of these issues.

Platting

2A. 38th Avenue needs to be platted or dedicated to Picadilly Road (57' wide).

2B. Access to traffic signal from the east.

- Extend the detached sidewalk to the easterly property line at the access easement connection.
- The easements on the Plat need to be wide enough to accommodate the detached sidewalk along the east side of the access drive and then the north side of the access drive extending to the east property line

Fencing

2C. Use decorative Ameristar Fence and columns around pedestrian area and employee parking lot at SEC of the building, see relines. This is the primary pedestrian areas next to the building and the route to the pedestrian area to the south.

General

2D. The FDP needs to be approved prior to an Administrative decision on this site plan.

2E. Majestic Design Review board approval letter is required prior to final approval.

3. Addressing

Phil Turner / pcturner@auroragov.org / 303-739-7271

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).

3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.



3C. Here is additional information regarding the City of Aurora's CAD submission requirements: The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristin Tanabe / ktanabe@auroragov.org / 303.739.7306

4A. The site plan will not be approved until the FDP, master drainage and preliminary drainage are approved as well as the ISP for 38th going through one or two reviews.

4B. Please remove "AutoCAD SHX Text" items from the PDF comment section. Please flatten to reduce the selectability of the items.

4C. Minimum 50' CENTERLINE radius required for pond maintenance access for all portions of the access. Typical all pond access, page 7, 10 and 11.

4D. Please either add this note to the plans or identify the slopes away from the building, typical.

5. Life Safety

John Van Essen / 303-739-7489 / jvanesse@auroragov.org

Please see Marked-Up (In Blue) Site Plan and Plat for Specific Comments. Thank You!

Note: Civil Plans do not match this Site Plan! Please coordinate with the Civil Engineer to bring the civil plans into conformance with this Site Plan before the Civil Signature Set is submitted. Thank you.

5A. Sheet 6: Please label this 26' Fire Lane, Access & Utility Easement. Typical all Sheets and Plat.

5B. Sheet 14: Please relabel: FDC W/Approved Knox Hardware.

5C. Plat Sheet 2: Please clarify this 26' Fire Lane & Access Easement on Plat.

6. Real Property

Darren Akrie / 303-739-7331 / dakrie@auroragov.org

6A. See the red line comments on the Plat and Site Plan.

6B. License Agreement needed for the encroachments into the easements. Contact Grace Gray to start the License process.

6C. Dedicate the offsite Fire Lane easement by separate document and show same on the plat. Contact Andy Niquette to start this process.

7. Aurora Water

Casey Ballard / 303-739-7382 / cballard@auroragov.org

7A. Indicate which portions of the sanitary sewer will be private and which will be public. This can be done with callouts, line types, or similar methods. (page 26)

7B. Adjust either easement or manhole so that the manhole is centered in the easement. (page 26)

7C. Minor Comment: It appears the hydrant is not fully within the 10-foot easement, page 27.

7D. Mile High Flood District was formally Urban Drainage and Flood Control District, page 28.

7E. Advisory Comment: During civil plan review Mile High Flood District (MHFD) will receive a copy of these plans. These outlets should be designed to meet MHFD maintenance eligibility program requirements, page 28.

7F. Advisory Comment: These ponds cannot be certified until access is provided. This comment is being issued since the property owner has said the offset trail is not being built by them but is required for pond access, page 28.



8. Storm Drain Fees

Diana Porter / dporter@auroragov.org /

8A. Storm Drainage Development Fees due 116/aces x \$1,242.00/acre = \$144,072.00 (Make check payable to “City of Aurora”)

9. Public Art

Roberta Bloom / 303.739.6747 / rbloom@auroragov.org

Please coordinate with Brandon Cammarata and Roberta Bloom to identify a path forward in this regard.