

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



July 30, 2020

Todd Johnson
Aerotropolis Area Coordinating Metro District
8390 E Crescent Pkwy Ste 300
Greenwood, CO 80111

Re: Initial Submission Review: The Aurora Highlands ISP No 1 - ISP Major Amendment
Application Number: DA-2062-18
Case Number: 2019-6016-01

Dear Mr. Johnson:

Thank you for your initial submission, which we started to process July 6, 2020. We have reviewed your plans 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 outside agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, August 20, 2020.

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 let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Samantha Crowder, Norris Design
Scott Campbell, Neighborhood Liaison
Nancy Bailey, ODA
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-18rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide more information / justification for the additional signage and fencing (Planning)
- Identify grading in the trail corridor (Public Works)
- Encroachments into easements and right-of-way will require a License Agreement (Real Property)
- Manage plant heights where the trail meets public right of way (PROS)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 10 adjacent property owners, 2 neighborhood associations and 5 outside agencies. Written comments were received from Mile High Flood District, Adams County, Xcel Energy and E-470 Authority and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Fence and Wall Issues

2A. What is the purpose of the additional walls? This is the type of improvement that should be proposed with a specific site plan. The city discourages fences and walls adjacent to streets. Provide an explanation and justification.
2B. Code requires access to off-site property. Add a note that the fence/wall along the unincorporated Adams County property shall not restrict access in the future. Access requirements will be revisited with subsequent site plans or preliminary plats.

3. Signage Issues

3A. Provide a justification for the two proposed monument signs at 38th Place and Main Street. Reference the locational criteria provided in the FDP Urban Design Standards.
3B. Signage labels have not been consistent throughout the ISP and proposed Preliminary Plats (and CSPs). Review the FDP sign types and link the sign types to those specified in the FDP.

4. Completeness and Clarity of the Application

4A. Make sure streets are labeled on all sheets.
4B. Amendment clouds need to be in red.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Add a note that indicates the District will maintain sidewalks that are outside of the proposed right-of-way.
5B. Is there any proposed grading for the trail?

6. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple)

6A. For the safety of trail users crossing street, no plants should be over 27" in height near the crossing.

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

7A. Replace Note 6 on the cover sheet with the language provided on the redlines. Add the note about architectural features as Note 26.
7B. If any objects encroach into easements or right-of-way, they need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement process.



8. E-470 Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

8A. The applicant needs to acquire approval from Kinder Morgan for all work adjacent to or within the CIG easement.

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

9A. See attached comment letter.

10. Mile High Flood District (submittals@udfcd.org)

10A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project. Please contact me with any questions.

11. Adams County (Layla Bajelan / LBajelan@adcogov.org)

11A. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 23, 2020

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

Attn: Deborah Bickmire

Re: The Aurora Highlands ISP No. 1, Case # DA-2062-18

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the ISP major amendment for **The Aurora Highlands ISP No. 1** and has **no apparent conflict**, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

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