

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



November 19, 2021

Ted Laudick  
Aurora Crossroads Metropolitan District 1  
4100 E Mississippi, Suite 500  
Denver, CO 80246

**Re: Initial Submission Review – First Creek at Aurora Crossroads – Infrastructure Site Plan**  
Application Number: **DA-2231-05**  
Case Numbers: **2021-6049-00**

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, October 25, 2021. 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 community members.

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 Tuesday, December 14, 2021.

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.

Your estimated Administrative Decision date is still set for Wednesday, January 26, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Heather Lamboy".

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2231-05rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please include a trail loop on the south side of the First Creek corridor and connect it to the planned commercial park in PA-4.
- Please update labels where noted by Public Works and Real Property.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No comments were received from the community.

#### **2. Zoning and Land Use Comments**

- 2A. A commercial park is planned on the northern portion of the commercial area (PA-4). Please incorporate a trail loop that hugs the south side of the First Creek corridor as an amenity to visitors to the site.
- 2B. That portion of Gun Club that is immediately to the east of E-470 will be vacated. The Gun Club alignment has changed. Please update the Vicinity Map label to state "Gun Club, will be vacated"

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*Sheet 1*

- 3A. Note 4 under the Site Plan Notes is not the correct note for this application.

*Sheet 5*

- 3B. Add "Not for Construction" to all landscape sheets.
- 3C. Update note 3 under the City of Aurora Notes. Landscaping will be installed upon completion of the stream channel work and will be owned and maintained by the Mile High Flood District.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sheet 2*

- 4B. Label slopes.
- 4C. Is this an existing access path? Label. All weather surface required or provide turnaround.
- 4D. Include FIRM Panel and effective date.

*Sheet 3*

- 4E. Label slopes.

*Sheet 4*

- 4F. Label slopes.

#### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 5A. Replace note with:  
(Applicant/owner name, address, phone) shall be responsible for payment of 25%/50%/100% of the left-turn arrow installation costs for the intersection of \_\_\_\_\_ and \_\_\_\_\_, if and when traffic signal warrants are satisfied. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization modification cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

**5B. Replace note with:**

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

**6. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)

6A. No comments.

**7. Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

*Sheet 2*

7A. Show water main location in civil plan channel cross sections.

7B. Erosion protection to be provided from riprap at outfall to tie in at channel. (Typical)

7C. Will the easement be dedicated by others?

**8. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

8A. There are trees within first creek that will require tree protection. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**9. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

9A. Please provide a trail within the First Creek corridor as an amenity.

**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

10A. Add the boundary bearing and distance for the Tract and any visible portion of the Filing No. 1 subdivision.

10B. Match the plat with the names and labeling of the easements and Tracts.

*Sheet 1*

10C. Is the legal description correct?

10D. Correct "60' Wet Utility Easement" with 60' Water Line Easement."

10E. Please label Gun Club on the vicinity map.

*Sheet 2*

10F. Correct the label for Tract A to state, "Aurora Crossroads Subdivision Filing No. 1" There are other locations as well where the name must be changed, please see redlines.

10G. Include reception numbers where noted.

10H. Include the ROW recording number where noted.

10I. Make parcel lines more bold where noted.

10J. Label Exterior of parcel with B&D's & make more bold (Typical)

10K. Change label to unincorporated where noted on the land to the east of the subject site.

*Sheet 3*

10L. Is the redlined access easement off-site?

10M. Is there redlined area existing, or does it require an access easement?

10N. Add hatching to the legend (Typical)

10O. Correct labels where noted.

**11. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

11A. No comments received as of the date of this letter; Xcel reviewer has had a short leave of absence. You will receive review comments with the second submission review.



**12. Adams County Community & Economic Development** (Layla Bajelan / [lbajelan@adcogov.org](mailto:lbajelan@adcogov.org))

12A. Thank you for including Adams County in this review. We have no comment on the subject application.

**13. Arapahoe Planning Division** (Terri Maulik / (720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

13A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.