

Planning Division
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Aurora, Colorado 80012
303.739.7250



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September 17, 2021

Frederick Boening
Aurora Public Schools
1369 Airport Blvd.
Aurora, CO 80011

Re: Initial Submission Review – APS Bus Canopy Site Development Plan
Application Number: **DA-1711-10**
Case Number(s): **2003-6044-01**

Dear Mr. Boening:

Thank you for your initial submission, which we started to process on August 26, 2021. We reviewed it and have 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.

Per the Public School Development Process Agreement (Agreement), the attached Planning Comments are advisory. Engineering comments should be considered for the civil plan drawing submittal and review required in Step C of the Agreement. After you have had an opportunity to review the comments, please coordinate with staff to schedule a Comment Review Meeting so that we can be informed about your plans to revise the site plan document for a final set and/or for the upcoming Planning Commission review (additional details below). A planning resubmittal will not be required, but you may choose to revise the documents for Planning Commission. This will be further discussed and coordinated at the Comment Review Meeting which will ideally be held within the next week (between September 20-24).

The current review fee balance for this project is \$10,704.00 which must be paid no later than Wednesday, September 22, 2021 in order to be scheduled for your tentative Planning Commission date on Wednesday, October 13, 2021. Per the MOU, this will not be a public hearing so city staff will not be providing notice to abutting property owners or interested neighborhood groups. You are still strongly encouraged to coordinate the proposal with interested persons or groups in the community.

As always, if you have any comments or concerns, please feel free to email or call me. I may be reached at atibbs@auroragov.org or 303-739-7227. Please contact me at your convenience to schedule the Comment Review Meeting.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Andrew Tisue, Cunningham, 1500 Wynkoop St., Ste 300, Denver CO 80202
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: k:\\$DA\1711-10rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please add a site plan sheet to the site plan drawing set as requested below. The site plan drawing should label the location of structures, the ground condition (sidewalks, pavement, etc), and general circulation patterns. Additional engineering data such as grading and utilities should not be drawn on the site plan sheet.
- See remaining comments and requested revisions that are needed to clarify the site plan submittal. These may either be

PLANNING DEPARTMENT COMMENTS

1. General Planning ([Aja Tibbs](#) / atibbs@auroragov.org / 303-739-7227 / [Comments in dark teal](#))

1A. As explained in your pre-application notes, section 146-4.2.3.G.2. requires that all accessory structures shall not exceed the height of the primary building on the lot or 24 feet, whichever is less. The submitted plans indicate that the proposed building height of the canopies is 24' 1¾". And the building height of the transportation building is roughly 24'-25' (the building height is not clearly marked on the plans – the height was generally determined by scaling the plans). Staff will consider the proposal to be meeting the required building height limit.

1B. Accessory structures must be setback a minimum of 5' from the nearest property line or flowline. Since this property is not platted as its own lot, please label the buildings setbacks from the adjacent flowlines of the surrounding private streets.

1C. Please provide a color sample for the painted steel structures. Section 146-4.8.6.C.1. notes that intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.

1D. It would be helpful to have a site plan sheet that removes the engineering details and focuses on basic ground material condition, site layout, and proposed structures. This would also help staff to present a more legible document to the Planning Commission.

2. Addressing ([Phil Turner](#) / pturner@auroragov.org / 303-739-7271)

2A. 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:

- Parcels
- Street lines
- Building footprints (If available)

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. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Public Works / [Julie Bingham](#) / jbingham@auroragov.org / 720-587-2668 / [comments in green](#))

Cover Sheet

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

3B. Add standard site plan notes

3C. Advisory: The text looks very small - it needs to be legible when printed on 11x17 sheets.

3D. Please add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

**Sheet 2, Grading and Drainage Plan**

- 3E. Min. pavement slopes: 1% for asphalt, 0.5% for concrete
- 3F. Please add a note indicating who will maintain the storm infrastructure.

Sheet 4, Horizontal Control Plan

- 3G. The comment response letter to the pre-application notes mentions proposed sidewalks along the east and west edges of the parking lot. Please dimension/call out these proposed sidewalks.
- 3H. Please show/label light fixture locations.
- 3I. Please update the existing curb ramps to current city standards.
- 3J. Dimension and call out existing sidewalks.

Sheet 6, Site Photometrics

- 3K. Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal. (typ.)

4. Utilities Dept./Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / 303-739-2060 / comnts. in red)**Sheet 3, Utility Plan**

- 4A. Need to maintain utility easement for this waterline- show and callout
- 4B. No grading over existing utility easements
- 4C. Identify ownership (whether public or private) and size.
- 4D. Include sizing of all proposed wet utilities on this sheet.
- 4E. Please make sure to address water quality and detention in the PDR
- 4F. Need to include general note that proposed storm drains are private.

5. Traffic Engineering (Kyle Morris / kdmorris@auroragov.org / 720-587-2668 / Comments in gold)**Sheet 4, Horizontal Control Plan**

- 5A. Show existing striping.
- 5B. Label "Full-Movement Access" drives.
- 5C. Show proposed striping location. Will it match existing conditions?
- 5D. Rebuild ramps to provide a directional east-west crossing
- 5E. Revise ramp to be directional north-south.
- 5F. Provide clear delineation of drive aisles in this area to help avoid collisions with structural columns. Consider signage, striping, and raised islands.
- 5G. Provide stop signs in redlined locations.
- 5H. Build ramps to provide directional north-south crossing.
- 5I. Provide bus turn template for this movement. Can the redlined movement be made safely, avoiding the structural columns?

6. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)**Cover Sheet**

- 6A. Add these standard notes:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

- 6B. Correct the property description legal as redlined: Lot 2, Block 1, Pickens Technology Center Subdivision Filing No. 5



Sheet 3, Utility Plan

6C. Begin the fire lane easement process with Andy Niquette at dedicationproperty@auroragov.org. Make sure you give him all the needed documents to accompanying his review.

7. Life Safety (John Van Essen / jvanesse@auroragov.org / 303-739-7489 / comments in blue)

Cover Sheet

7A. Please Delete Note 15.

7B. Please correct the building code references as redlined under the project description.

Sheet 3, Utility Plan

7C. Please show correct orientation of the Existing Fire Hydrants.

7D. Note a FDC with Knox Hardware is Only Required for Sprinklered Buildings (Carports) It doesn't appear that this Carport is Sprinklered Please remove the FDC.

7E. Please show correct orientation of the Existing Fire Hydrants.

Sheet 4, Horizontal Control Plan

7F. See Comment on Sheet C200.

7G. Please see Fire Lane Notes 2 & 3. Please Revise.

See additional redlines on site plan document.

8. Xcel Energy (Donna George / donna.l.george@xcelenergy.com / 303-571-3306)

8A. Please be aware PSCo owns and operates existing underground electric distribution facilities within the proposed project area and has concerns about the “below grade structural members” - how deep will the footings be?

9. Buckley Spaceforce Base (Porter Ingram / robert.ingrum@spaceforce.mil / 720-847-6295)

9A. Please proceed with the glare/glint analysis review through the Department of Defense in order to get clearance for the installation of the canopy and solar panels.



Right of Way & Permits

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

September 10, 2021

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

Attn: Aja Tibbs

Re: APS Bus Canopy - Bus Shelter, Case # DA-1711-10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the redevelopment plans for **APS Bus Canopy - Bus Shelter**. Please be aware PSCo owns and operates existing underground electric distribution facilities within the proposed project area and has *concerns* about the "below grade structural members" - how deep will the footings be?

Comment response requested.

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