

February 18, 2021

Ryan Loomis  
City of Aurora – Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

RE: Citadel on Colfax – Master Site Plan Amendment  
Case Number: 2017-6017-04

Dear Mr. Loomis,

Please find below our responses to the Master Site Plan Amendment comments dated for February 9, 2021 for the Citadel on Colfax. To facilitate your review, we have included the original comments in italicized font and have provided our responses in bold.

## 1. Planning

*1A. Provide a letter of introduction highlighting the proposed changes.*

**Response: A letter of introduction has been included with this resubmittal.**

*1B. An older version of the site plan amendment was submitted in the Planning portal in October that alluded to changes to Sheet C100 regarding landscape phasing requirements. IT appears this might have been an old submittal, please confirm.*

**Response: The cover sheet and sheet C100 were inadvertently removed for the final submission in December. They have been included with this resubmittal.**

*1C. Provide the Cover Sheet with new amendment notes in the “Amendment” box in lower right bottom corner of cover sheet. Per comment 1B, it appears it was provided with earlier submittal but appear that might be old. Also, please update with delta 2 for sheets that changed in the Sheet index. See below.*

**Response: The amendment box has been updated and the cover sheet included with this resubmittal. Deltas next to the sheet index have been included as well.**

## 2. Landscape Design Issues

*Redlines to Landscape Legends, Notes, and Details (Sheet L0.0)*

*2A. List on each sheet that has an amendment the amendment number and an explanation of the proposed changes on that sheet with a date. The cover sheet of the plan set should also include the amendment number, the date and a summary of the proposed changes. The number 2 indicates that a previous amendment was done. Make sure that the cover sheet includes the first and second amendments.*

**Response: The revision number, date, and description has been added to the revision block on the right. The cover sheet has been included with this resubmittal. It is correct that this is the second amendment, a mylar revision was previously completed as amendment #1.**

*Redlines to Landscape Plan Sheet L1.1*

*2B. Why four years from now? Give some justification. Please expand this note and the others like it to state, should the lots not development by “X” (2024??), then the master developer shall be responsible for the installation, irrigation and maintenance of the landscaping.*

**Response: Many of the pads are currently under contract and the development is beginning to take form as can be seen by the numerous recent Site Plan submittals.**



**The 2025 date allows time for the pads to get through the City’s processes and under construction before the Master Developer would be required to install the landscaping. The note has been revised as requested.**

*Redlines to Landscape Plan (Sheet L1.4)*  
2C. Indicate “The Developer of PA-4 Residential...”

**Response: The note has been revised as requested.**

2D. Confirm if highlighted area is all the landscaping or just the park feature? If it is all the landscaping, then include the landscaping within the bubbled area.

**Response: The bubbled area has been revised to contain the whole park feature, other than where the seed starts.**

*Redlines to Landscape Plan (Sheet L1.5)*  
2E. The highlighted should be clouded. The central amenity feature has been changed.

**Response: Clouding has been added.**

*Redlines to Landscape Plan (Sheet L1.6)*  
2F. The highlighted should be clouded. The Neighborhood Park East has changed in numerous locations.

**Response: Clouding has been added.**

*Redlines to Landscape Plan (Sheet L1.7)*  
2G. Confirm what happened to the landscaping along area highlighted? It has changed since the approval of the original master plan.

**Response: This landscaping was changed as part of amendment #1 which was processed in March 2020.**

*Redlines to Landscape Plan (Sheet L1.8)*  
2H. Confirm what happened to the landscaping along here? It has changed since the approval of the original master plan.

**Response: This landscaping was changed as part of amendment #1 which was processed in March 2020.**

### 3. Civil Engineering

*Redlines to Landscape Plan (Sheet L1.5)*  
3A. There is a site plan submitted that modifies this portion of Altura and relocates the storm sewer and inlet. If not included here, perhaps a note indicating the change and a reference to the other plan set would be appropriate. See same comment on Sheet L2.0

**Response: A note has been added as requested. Changing the linework is not preferred due to the possibility of tweaking occurring at the entrance location.**

### 4. PROS

*Redlines to Landscape Legends, Notes, and Details (Sheet L0.0)*  
4A. The snip has been copied and pasted from a markup of Sheet CS1.0. Although no changes to the coversheet of the Master Plan were proposed, the following revisions are warranted to explicitly clarify matters related to the Small Urban Park and the drainage corridor (Tract H).

**Response: Acknowledged**

*Redlines to Landscape Plan (Sheet L2.0)*

4B. *The comments inserted on this sheet identify ways to add programmatic elements which will prove the functionality of the SUP to comply with PROS' updated design criteria.*

**Response: Acknowledged**

4C. *The incorporation of public art somewhere would enhance the SUP, if art locations within Citadel are not yet decided. NOT REQUIRED*

**Response: Public art has not been a requirement of the development previous and does not appear within the approved master plan. No public art will be provided.**

4D. *Provide a dog waste pickup station somewhere in this space.*

**Response: A dog waste station has been added.**

4E. *Provide pedestrian lighting where indicated.*

**Response: Pedestrian bollard lights have been added where indicated.**

4F. *An ornamental fence could help secure/enclose this space, which will undoubtedly be used by dog owners.*

**Response: An ornamental fence has been added as requested.**

4G. *Provide a trash receptacle somewhere in this space.*

**Response: A trash receptacle has been added.**

4H. *Provide picnic table(s) instead of benches in one of the pergolas*

**Response: Benches have been replaced with a picnic table in one of the pergolas.**

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,  
**GALLOWAY**



Scott Brown  
Civil Engineering Project Manager  
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