



Planning Division
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January 27, 2021

Bret Banwart
City of Aurora Public Works
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Technical Submission Review – The Point at Nine Mile Pedestrian Bridge – Site Plan
Application Number: **DA-2061-08**
Case Numbers: **2021-6047-00**

Dear Bret:

Thank you for your technical submission, which we started to process on Tuesday, January 11, 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, February 11, 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.

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.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Bill Mercato, Felsburg Holt & Ullevig, 6300 S Syracuse Way, Suite 600 Centennial, CO 80111
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2061-08tech.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional discussion will be required regarding the water line location at The Point bridge landing.
- I have reached out to Luke Cannon regarding the landing site landscaping and coordination.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comments were received during this review period. Thank you for holding a neighborhood meeting to discuss the project with the community.

2. Completeness and Clarity of the Application

- 2A. No additional comments.

3. Zoning and Land Use Comments

- 3A. Apologies for not stating this with the previous review, but the bridge electrical plan sheet does not need to be included.
- 3B. Please include the entire landing structure on the architectural and stair elevation drawing.

4. Architectural and Urban Design Issues

- 4A. Please collaborate with Luke Cannon at 303-300-8776 or lcannon@koelbelco.com regarding the development of the site/landscape plan for the landing site. The Point Design Review Committee will be reviewing the site/landscape plan (not this plan) and it will be helpful to be on the same page. I will be happy to coordinate a meeting if you wish. I have reached out to Luke to discuss the landing landscape design.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 5A. As of the date of this letter, landscaping comments have not been received. They will be forwarded to you when they are available.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Sheet 7
- 6B. The area drain has been circled. You may want to follow up directly with Kristin to understand the intent of this redline.
Sheet 9
- 6C. Label proposed sewer.
- 6D. Add a note indicating if the storm sewer system is public or private and who will maintain it.
Sheet 11
- 6E. Add a note indicating if the storm sewer system is public or private and who will maintain it.



7. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sheet 10

7A. This section of water line will require realignment.

Sheet 24

7B. The water line must be relocated outside of the area of disturbance.

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

8A. See the red line comments on the site plan.

Sheet 5

8B. Label the existing Lot, Block, and Subdivision.

8C. Add recording number.

Sheet 7

8D. Label the existing Lot, Block, and Subdivision.

8E. Where noted, there is no new lot.