

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



October 24, 2019

Blake Fulenwider  
L.C. Fulenwider  
1125 17th Street Suite 2500  
Denver, CO 80202

**Re: Third Submission Review** – Harvest Mile - Fulenwider - Rezoning and FDP  
Application Number: DA-1478-03  
Case Numbers: 2000-2047-02; 2000-2047-03; 2019-7002-00

Dear Mr. Fulenwider:

Thank you for your recent submission, which we started to process on September 27, 2019. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 8, 2019. 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.

The City Council Public Hearing for the rezoning is scheduled for November 4, 2019 and the Administrative Decision is tentatively set for November 13, 2019. Please remember that all notices for Administrative Decision to abutting property owners must be sent and posted at least **10 days** prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the administrative decision 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Urban Drainage Comments

cc: Diana Rael, Norris Design  
Allison Wenland, Norris Design  
Susan Barkman, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1478-03rev3.rtf



## *Third Submission Review*

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

- 60<sup>th</sup> Avenue Triggers (Public Works & Traffic)
- Median Maintenance (PROS)
- Update offsite sanitary sewer loads (Water)
- Urban Standards revisions (Planning)
- Approval is subject to the approval of the Master Drainage Report (Public Works)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### **1A. Tab 1 – Letter of Introduction**

- Revise the proposed use of Planning Area 8. Per the Land Use Map it is intended for commercial retail, not industrial/distribution.
- Remove references to the rezoning of the 6.9 acre parcel. It is being rezoned administratively.

##### **1B. Tab 4 – Site Analysis**

- This tab was not uploaded. Please include it with your next submittal.

##### **1C. Tab 10 – Urban Design Standards**

- Retaining wall standards were modified in item 2, however, there is still language to allow a retaining wall up to 12 feet in height. Please remove this reference. Should a retaining wall that exceeds the maximum height be needed for a development in the future, an adjustment can be requested in the site plan.
- The maximum fence height for all zone districts except industrial is 6 feet. Please revise the standard for office uses to have 6 foot fences, maximum. An 8' fence for an office use will require an adjustment on a site plan.
- All fence types along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches. Two streets are called out for columns, 64<sup>th</sup> and 56<sup>th</sup> Avenues, along with the intent for cohesive design, however, there are additional arterials and collectors in the FDP that will be subject to the requirement for columns. There are numerous fence standards that will become applicable within the FDP that are not referenced in the Urban Standards. Please add a note that the FDP is also subject to code fence standards.
- Please provide signage standards for office/business uses.
- Clarify the location of a sign “implemented to the lower point of the roof structure.”
- Please add language to encourage loading docks for industrial/distribution uses to be oriented away from street rights-of-way. See language used in Architectural Standards.
- Review in which District Planning Area 15 should be located. It is not contiguous to District 1. Will the regional trail be integrated into any adjacent planning areas?

##### **1D. Tab 11 – Landscape Standards**

- Due to scale of proposed commercial retail, how will “large swaths” of grasses and shrubs be implemented? Consider re-wording.

1E. Please add a note on the illustrative site plan prepared for the rezoning request to clarify the plan is conceptual and has not been reviewed for code compliance. Any proposed site plan for that property will be required to meet the standards in the FDP and UDO.



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

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

#### **Framework Development Plan**

##### 2A. Urban Design Standards

- The maximum height of a retaining wall is 8 feet per Section 4.02.7.01.3 of the roadway Manual. Remove the reference to 12 foot retaining walls.
- Stamped concrete or pavers will not be permitted along any accessible route.

#### **Public Improvements Plan**

2B. The FDP and supporting documents will not be approved by Public Works until the Master Drainage Report (MDR) is approved. Comments were sent on June 28, 2019 and a subsequent submittal has not been made.

2C. Include triggers for the 60<sup>th</sup> Avenue overpass in the PIP, not a separate document.

### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

#### **Traffic Impact Analysis**

3A. Trip Distribution page looks to be old version. No changes in Trip Distribution were requested with the previous comments. Please update to previous figure.

3B. Use whole seconds in timings.

3C. Include in narrative if "include upstream signal" option was selected in Synchro. Based on the improvements in LOS for 3/4 movement intersections, it looks to have been included.

3D. See comments throughout report.

### **4. Aurora Water** (Tony Tran / 303-739-7376 / [atran@auroragov.org](mailto:atran@auroragov.org) / Comments in red)

#### **Master Utility Report**

4A. Update to include the sanitary sewer loads from 310 West and Green Valley Ranch East.

4B. Revise the Master Utility Study Pre-Submittal Checklist. Finished grading and elevation contours are not included at this early stage of planning.

### **5. Parks, Recreation and Open Space Department (PROS)** Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org)

#### **Key Issues:**

- The Rezone concept does not match the FDP with the park space proposed, please revise or put specific clarifying notes.
  - Medians to be owned by PROS need to be added to Form J and meeting PROS standard design.
- 5A. Rezone Concept, Tab 2
- The concept proposed does not match the FDP with the park space proposed. Although this is a high-level concept only, please provide a note stating that 'This plan is not representative of neighborhood park design and will be designed during CSP to match PROS standards' or revise the layout in the concept.
- 5B. Open Space, Circulation and Neighborhood Map, Tab 9
- Please note for future design, the linear park may not have a roadway going through as is shown in the rezone concept.
- 5C. Form J
- Clarify PA-14 (linear park) further. See redlines.
  - Remove Note 1. This is redundant of our process.
- 5D. Land Use Map, Tab 8
- Remove the provided land dedication; that is not what's provided for open space. This is confusing and is already captured in the detention planning areas outlined above. Keep true dedicated acreage only. See redlines.



- Update Note 6 to specify that the play areas shall not exceed the 3 percent max finished grades. This does not apply to the whole site and trails/walks inside have other specifications.
- Please note that if medians are to be owned/maintained by COA they will be owned/maintained by PROS and need to meet PROS new standards for medians. PROS will only maintain medians on 6-lane major arterials. This includes a xeric design that does not require irrigation. You will need to coordinate with PROS Planning Design and Construction Staff. Please add the extent of medians to be publicly owned within Form J but do not attribute any land dedication.

**6. Urban Drainage and Flood Control District - Mile High Flood District / David J. Skuodas / 303-455-6277 /**  
See attached comment letter.

October 4, 2019

**UDFCD Maintenance Eligibility Program  
Referral Review Comments**

Project: **Harvest Mile**  
Stream: **Second Creek, Weasel Drainage, Possum Gully, Cottontail Run**  
UDFCD MEP Phase: **Design**  
UDFCD MEP ID: **10003957**

Dear **Deborah Bickmire**,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

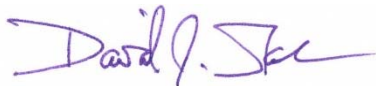
- Second Creek
- Weasel Drainage
- Possum Gully
- Cottontail Run

We have the following comments to offer:

1. I provided comments related to this development in a letter date May 30<sup>th</sup>, 2019 (which I've attached). It doesn't appear that anything new is being shown that would change my previous comments.
2. I met with Aurora staff and the development team a few weeks ago, and from that meeting it was my understanding that the development team would be engaging with a geomorphologist to help determine the appropriate stream corridors to be preserved along the major drainageways. The geomorphologist would also provide guidance for stream geometry as stream mitigation work becomes necessary as this development progresses. I look forward to seeing the outcome of that effort.

Please feel free to contact me with any questions or concerns.

Sincerely,  
**Mile High Flood District**



**David J. Skuodas**  
Stream Services Program



## URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director  
2480 W. 26th Avenue, Suite 156B  
Denver, CO 80211-5304

Telephone 303-455-6277  
Fax 303-455-7880  
www.udfcd.org

May 30, 2019

### UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **Harvest Mile**

Stream: **Second Creek, Weasel Drainage, Possum Gully, Cottontail Run**

UDFCD MEP Phase: **Design**

UD MEP ID: **ID 10003536**

Dear **Deborah Bickmire**,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Second Creek
- Weasel Drainage
- Possum Gully
- Cottontail Run

We have the following comments to offer:

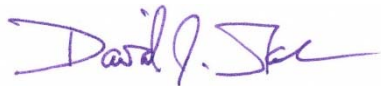
1. Regional detention comments:
  - a. Please keep the following intent of the current ongoing RESPEC master plan in this area in mind as this plan further progresses:
    - i. To reduce flows draining on to DIA downstream of the confluence of Gopher Gulch, Possum Gully, and Second Creek to natural conditions flows of approximately 3,400 cfs.
    - ii. To evenly distribute regional detention basins amongst the various developments planned for the watershed.
  - b. Although the regional detention basins are generally detaining down to historic flow rates, please keep in mind that flow between the detention basins will still dramatically increase because of the increased runoff caused by development. In other words, we'll only achieve the historic flows at the downstream end of each detention basin, and the flows will increase substantially at each subsequent downstream outfall into the drainageways.

- c. It appears that a temporary detention basin is being called for along Cottontail Run. It is unclear to me why this would be necessary, as the RESPEC master plan calls for regional detention basin CTR1 upstream of 56<sup>th</sup> Avenue.
2. Channels
- a. It appears that pipes are being proposed for several of the major drainageways throughout the area, for pretty much everything besides Second Creek. The District strongly discourages the use of underground stormwater conveyance, for more reasons than I could probably list in this email. Underground pipes will not be eligible for District maintenance and will lead to substantial long term costs, degraded water quality, and increased flood risk.
  - b. Besides the Second Creek floodplain it is unclear how the stream corridor widths would be planned to be preserved. We will require the implementation of high functioning and low maintenance streams for all the major drainageways throughout this development, and strongly encourage this be thought through prior to platting.
  - c. Although detention basins will limit peak discharges we will still see a dramatic increase in flow volume, frequency, and duration, along with changes to flow seasonality and an increased rate of flow change when it rains. All of these factors will contribute to stream degradation unless we prepare the stream corridors for the change in hydrology triggered by development.
  - d. We strongly encourage preservation of the unnamed tributary to Second Creek that goes through design point 122 on figure D2 as well – this is an open channel that will see significantly higher flows through development, and using an open channel here in lieu of underground pipes will lead to lower life cycle costs, improved public safety, and better water quality.

Please feel free to contact me with any questions or concerns.

Sincerely,

**Urban Drainage and Flood Control District**



**David J. Skuodas**

Stream Services Program