

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



December 24, 2020

Kevin Smith  
Westside Investment Partners, Inc  
4100 Mississippi Ave Ste 500  
Denver, CO 80246

**Re: Fourth Submission Review – Aurora Crossroads – Master Plan**  
Application Number: **DA-2231-00**  
Case Numbers: **2020-7002-00**

Dear Mr. Smith:

Thank you for your fourth submission, which we started to process on Tuesday, December 4, 2020. 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.

Please incorporate the comments in this letter and associated relines in the Mylars.

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

Sincerely,

A handwritten signature in cursive script that reads "Heather Lamboy".

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Allison Wenlund, Norris Design, 1101 Bannock St, Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2231-00rev4



## Fourth Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarifications need to be provided for the Public Art Plan.
- Minor labeling changes have been requested.
- There are Utility and Civil Engineering comments on the PIP.

### PLANNING DEPARTMENT COMMENTS

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

1A. No community comments were received with this review.

#### 2. Completeness and Clarity of the Application

2A. No additional comments.

#### 3. Zoning and Land Use Comments

##### *Architectural Standards*

- 3A. In the introduction, please provide a map labeling both the character areas and names as well as the planning areas – like this one that provides in the landscape standards. Please include a brief discussion about these areas. Provide a reference for additional detail in the Urban Design Standards.
- 3B. In the Parking Access and Circulation section, please clarify that only internal sidewalks may be attached; those along Gun Club and Colfax must be detached.
- 3C. In the graphic illustrating entry monuments, no potential monument located at the noted roundabout on Gun Club Road. Is that correct?
- 3D. In a separate email Diana commented about an approach for the potentially planned large office/flex buildings in Planning Area 5. She states, “Tilt-up concrete panels for large scale commercial buildings. Tilt up concrete should be articulated to provide visual interest and reduce overall appearance of mass. Refer to UDO section 4.8.5.B and UDO table 4.8-3 for allowed articulation methods.” Please be sure to incorporate this into the Design Standards.



##### *Public Art Plan*

3E. For ease of use, please include the district names on the Potential Art Location map.

##### *Master Plan Narrative*

3F. Please include the district key map in the Master Plan narrative with the discussion of the districts.

#### 4. Landscaping Issues (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

4A. Since the landscape design standards have been updated since the first submission, the updated landscape section has been sent to Chad for review. Comments will be sent to you under separate cover.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The master plan will not be approved by public works until the master drainage study is approved.

##### *Public Improvement Plan*

- 5B. Please change this language to say that the construction of the north half of 8th Avenue will be coordinated with the southern half of the roadway section and/or property owner in the future, as necessary.
- 5C. Please change this language to say that the construction of the north half of 8th Avenue will be coordinated with the southern half of the roadway section and/or property owner in the future, as necessary. Typical

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

6A. As Traffic Engineering has not completed their review, no comments were provided with this review cycle. They will be sent under separate cover once the comments have been received.

**7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

7A. Tab 13 – PIP on Page 9, please indicate Planning Area 5.

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

8A. Please address all comments for Aurora Water that were provided in a previous email.

8B. Show PA-1 demands based on Aurora Water criteria below for comparison.

8C. Provide an exhibit showing off-site flows tributary to this outfall based on existing contours (redline on Sheet SS).  
Public Improvement Plan

8D. There are no 12" sewer mains shown in the MUS. (Page 7)

8E. MUS shows this as a 10" sewer main. Please clarify. (Page 7)

**PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)*Key Issues:*

8F. Although you've removed the plazas from the table, the total acreage within the fire station doesn't satisfy the annexation agreement. Please add these planning areas with the trigger for completion and the planned amenities for tracking purposes.

8G. Note the annexation agreement, the total develop-able land that is not residential equates to ~105 acres. 2% would be approximately 2.1 acres. You need to retain the commercial parks to meet this.

8H. In Planning Areas 1 and 5, add the commercial park as well as the timing for construction.

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

9A. There are several Street R.O.W. and possible easements shown herein. Dedicate these by separate documents or by subdivision plat. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the separate documents for the R.O.W. and easement concerns.

9B. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement process.

**10. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

10A. There is a slight budget reduction in total acreage, but there is no commentary as to why the acreage has been reduced.

10B. A timeline should be added to the public art plan.

10C. Please keep in mind that signage and anything including logos does not fall within the parameters of what is considered public art and therefore these funds could not be expended on those types of 2 or 3 dimensional images.

10D. Artworks should be designed and implemented by the selected artist. If fabricated by another party, this work should be hired by and overseen by the selected artist.

10E. Two sites are identified for public art, one in PA-1 and one in PA-4. A timeline (or phasing and triggers) for the implementation of the public art plan at these sites must be included in the Public Art Plan.