

February 27, 2020

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: Initial Submission Review – The Point at Nine Mile – Master Plan Amendment with Major Adjustment
Application Number: **DA-2061-04**
Case Number: **2016-7001-01**

Dear Ms. Lamboy,

Enclosed herein are the review comments that were provided to us on December 16, 2019. Our responses are included with this letter and accompanied by a revised Master Plan with Waivers.

Please let me know if you have any questions or require any additional information.

Sincerely,
Norris Design



Patrick Hannon
Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The height of the signs should be as low as possible. The King Soopers signs should comply with city code and have a letter height of no more than 9". It may be possible to reduce the size of the "Point" logo to enable the reduction in height. (Planning & AURA)
- ✓ Please provide redline clouds for all changes to the plans.
- ✓ Please update the sign table on the Signage sheet to include all proposed signs and indicate size.
- ✓ Please see CDOT comments which relate to the traffic study and required access permits.
- ✓ It is suggested that you contact the concerned neighbor to discuss the project. Otherwise a neighborhood meeting may be required.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. Name: Jerome Nery

Address: 1376 Laurenwood Way, Highlands Ranch

CO 80129 Phone: 3038194270

Email: jerrynerly@gmail.com

Comment: As owner of Spinnaker Run 1, 12490 E. Cornell, #204, I have no objection to sign locations as proposed by developer.

Response: Comment noted.

B. Name: Pamela Murano

Address: 12544 E Cornell #104 Aurora CO 80014

Phone: 303-619-4584

Email: pammurano@aol.com

Comment: I own 2 units right near the proposed increased sign would go. I am not in favor of any increase in the size of the signage. There are many homes and condos in the area and it effects the value of the area. In today's technical world there is NO NEED for increased signage. It only decreases the value of the area. The planning commission should not allow the increased size of the signage. The size of the signage was established to help Aurora not look like the ugly sister of Denver. Help the neighborhood and Aurora to look like a valued community not an oversized billboard. Neighborhoods with less signage look more welcoming and the properties increase in value.

Response: A height waiver is no longer proposed. All signage height complies with code.

2. Completeness and Clarity of the Application

A. Please use red clouds to indicate the areas of the Master Plan that will be amended with this application.

Response: The amended content is highlighted. The primary changes are to the signage plan and the master site plan, grading plan, utility plan, and phasing plans have been updated to reflect adjustments to curb cuts and accessible ramps.

3. Streets and Pedestrian Issues

A. Please see CDOT comments about pedestrian safety. You may want to provide commentary in your response letter that the funding for the pedestrian/bicycle bridge crossing from the RTD parking garage was approved and it is currently under design, and include those findings in the traffic analysis as well if you haven't already.

Response: The CDOT comments from 2016 were addressed within the 2017 Traffic Study. This has recently been re-sent to CDOT for their reference. It is our understanding they are aware of the bridge crossing.

4. Signage Issues

- A. The height of the signs should be as low as possible. The King Soopers signs should comply with city code and have a letter height of no more than 9". It may be possible to reduce the size of the "Point" logo to enable the reduction in height. (AURA and Planning)

Response: The height of the signs now complies with the signage code.

- B. Please specify locations of the signs so that both Traffic and Aurora Water can determine whether there will be any conflict. You may use a detail on the signage elevation sheet or include a note of compliance stating that the signage will comply with sight distance regulations and a license agreement will be sought if any sign is located over a utility easement.

Response: Approximate signage locations are shown on sheets 4 and 16. Language has been added to the signage plan regarding sight distance regulations and license agreements.

- C. Please update the chart on the signage plan (which currently only addresses the multifamily building) to include both the monument signs and the wayfinding sign.

Response: There is now a chart that addresses all signage.

- D. Please update the sign plan – I thought that the primary monument sign along the frontage road was to be removed?

Response: The sign plan is current and the primary monument sign along the frontage road is still proposed.

- E. Please illustrate the location of the proposed wayfinding monument sign.

Response: The wayfinding monument sign is shown.

- F. Please include the waiver & justification both on the signage elevation sheet as well as in the waiver table.

Response: A height waiver is no longer proposed. All signage height complies with code.

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

- A. No comments.

Response: Comment noted.

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: This will be provided once the City confirms all other comments have been resolved in order to avoid issuing errant linework.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. Please cloud proposed revisions, typical where applicable.

Response: Revisions are now highlighted.

- B. Add a note that proposed changes will be reflected in preliminary and final drainage reports for each remaining development.

Response: This note has been provided.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- A. Please note that a midblock pedestrian crossing will not be supported at the location noted on E Dartmouth Avenue. It is not part of the pedestrian connectivity grid.

Response: The midblock pedestrian crossing has been removed from all graphics.

- B. On the Signage Plan, where are the new sign location? Please be more specific.

Response: All signs are shown on the signage plan; no new signs are proposed.

9. Fire / Life Safety (John Van Essen, Plans Examiner III / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

- A. Master Utility Plan:

- Please add Existing Fire Hydrants to All Legends. Note, existing Fire Hydrants are usually 50% opacity.
- Please delete unnecessary Fire Hydrants.
- Please show existing Fire Hydrants. Please also add them to the too Legend.

NOTE: Fire Hydrant spacing must average 500' on center on alternating sides of E Eastman Place. Please revise.

Response: These changes have been provided.

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

- A. Show the location of the proposed monument signs to verify that there are no issues with existing utilities.

Response: The proposed monument sign locations have been shown and specifically called out on sheet 4 (Site Plan).

11. Real Property (Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in magenta)

- A. Easements may be affected with the realignment of the streets.

Response: It is understood that all easements will be reviewed as a part of the construction documents and future entitlement documents.

12. Colorado Department of Transportation (Paul Scherner, Marilyn Cross, Rick Solomon / 303-512-4266 / marilyn.cross@state.co.us)

- A. TDM –

12-04-19 Comments on intersections

- No comments at this time. Need more detailed intersection plans for Parker Rd & Quari Street.

Response: The CDOT comments from 2016 were addressed within the 2017 Traffic Study. This has recently been re-sent to CDOT for their reference. It is our understanding they are aware of the bridge crossing.

- B. Marilyn Cross –

11-22-19 Comments on permits

- When CDOT reviewed the referral in 2016 we had significant comments about the need for Access Permits. We have not received any access permits to date. Previous comments are below. Please have developer contact Marilyn Cross to discuss.

Response: The CDOT comments from 2016 were addressed within the 2017 Traffic Study. This has recently been re-sent to CDOT for their reference. It is our understanding they are aware of

the bridge crossing.

C. **Steve Loeffler –**

12-4-19 Comments on signage

- Any signing for this development must be on-premise and cannot be partly or wholly in the state highway Right-of-Way and must comply with any other applicable rules governing outdoor advertising in Colorado per the State of Colorado rules, 2 CCR 601-3.

Response: Understood. Signage locations are still conceptual.

13. Arapahoe County Engineering Services (Sarah White / 720-874-6500 / swhite@arapahoegov.com) _

Arapahoe County Engineering thanks you for giving us the opportunity to review the Site Plan for The Point at Nine Mile project– Master Plan Amendment. Engineering Staff has reviewed the proposed plan amendment. The Engineering Division has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.

Response: Thank you.

14. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / tmaulik@arapahoegov.com) _

A. The Planning Division has no comments.

Response: Comment noted.

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

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for The Point at Nine Mile and has no particular concerns with the proposed sign heights. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in the areas of the proposed signs. Bear in mind that sign posts are not allowed within utility easements, and they need to be keep the required distances from underground utilities. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Response: Understood. Thank you.