



Planning Division
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November 19, 2020

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

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

Dear Mr. Smith:

Thank you for your second submission, which we started to process on Tuesday, October 6, 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.

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 Monday, November 30, 2020.

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.

Your Administrative Decision is estimated for Wednesday, December 9, 2020. Please remember that all abutter notices for the administrative decision must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 let me know. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

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:\\$DA\2231-00rev2



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- It is not clear as to whether an adjustment is being requested for the sign on I-70. Is that still being considered?
- Include provision for a development Design Review Board for architectural compatibility and conformance to design standards across the Master Planned area.
- Comments regarding the Public Art Plan will be provided under separate cover. I have sent the most recent Public Art Plan submission to her via email. Contact Roberta Bloom at rbloom@auroragov.org for additional feedback.
- Please continue to work with Mile High Flood District on the First Creek design.

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. As the date of this letter, no comments have been received regarding the proposed Public Art Plan. You may want to reach out to Roberta Bloom at rbloom@auroragov.org to discuss this further.

3. Zoning and Land Use Comments

- 3A. In the Project Narrative it is stated that no waivers are requested. Is that correct? If not, please update to reference adjustments as is stated in Code.
- 3B. Please see Mile High Flood District comments below.
Architectural Standards
- 3C. *Repeat comment:* There is no design review process identified. Due to the scale of this project, shouldn't a design review committee be created?
- 3D. If an adjustment is being requested for monument signs, please stated. Please include the approximate locations of the proposed monument on the land use map.

4. Landscaping Issues (Chad Giron / 303-739-7185 / 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 / Comments in green)

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

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

Traffic Study Comments 10-28-20

- *Please flatten the document and remove all AutoCAD SHX text.*
- 6A. CDOT SHAC auxiliary lane recommendation needs to be included and combined into figure 11a & 11b. There are movements which warrant auxiliary right and left turn lanes per SHAC but are not shown in this analysis. Please see section 3 and the requirements for roads with classification NR-B/C. This comment is the same as previous. It looks like aux lane lengths were updated based on the SHAC, but there are still multiple movements where thresholds for aux lanes are exceeded and aux lanes are not provided.
- 6B. Handling of Pass-by trips needs to be updated so it is accounted for in the turning movements of access points. Same comment as previous.
- 6C. Pass-by trips need to be shown as a reassignment of background trips to site trips from arterial or adjacent roadways to/from site access points. It appears from this table that pass-by trips are taken as a reduction of trip generation, which is not the correct application for pass-by trips. Please demonstrate the method that was used to



reassign background trips to site trips via a figure showing access points and the number of trips that were adjusted to compensate for the pass-by reduction.

Traffic Calming Memo

6D. No additional comments.

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

7A. Tab 13 – PIP See comments to remove and replace text.

7B. Replace the label for the 1.0-acre Fire Station Dedication to City of Aurora Land Dedication.

7C. Master Utility Study – please see approval block comment. It should be labeled “Fire Department” instead of “Life/Safety.”

7D. No fire station dedication is required for this development.

8. Aurora Water (Ryan Tigera / (303) 326-8867 / 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. No additional comments.

PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Key Issues:

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

Open Space Map

8F. If Commercial Parks are required to meet the Annexation Agreement Public Land Dedication, please add them to the form and include timing for construction, a description of what will be included and the acreage. Note these all need to be owned/maintained by an HOA or Metro District.

9. Real Property (Maurice Brooks / 303-739-7294 / 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) 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) for the License Agreement process.

10. Mile High Flood District (Morgan Lynch / 303-455-6277 / submittals@udfed.org)

10A. Comments were provided to the engineering team on 08/26/2020 regarding the MDR submittal. The following comment is from that comment letter and does not appear to be addressed based on this submittal. The Public Improvement Plan needs to reflect any changes made with the master drainage report:

10B. Please combine the outfall for the bypass flow from the data center with the pond outfall to create a single outfall that is more consistent with current tributary patterns to First Creek instead of introducing a new concentrated flow outfall.

10C. We would like to review future submittals as the drainage design progresses. We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.