

January 28, 2021

City of Aurora
Attn: Heather Lamboy
15151 E. Alameda Pkwy
Aurora, CO 80012

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

Dear Ms. Lamboy:

Thank you for taking the time to review our fourth submission for Aurora Crossroads Master Plan along with City staff. Valuable feedback was received on December 24, 2020 and changes have been detailed on the following pages. Should you have any questions or concerns, please feel free to reach out by phone, 303-892-1166 or by email, awenlund@norris-design.com

Sincerely,
Norris Design



Allison Wenlund
Senior Associate

Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarification 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.

Response: *Comment noted, thank you.*

2. Completeness and Clarify of the Application

2A. No additional comments.

Response: *Comment noted, thank you.*

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.

Response: *Thank you, map has been added along with a brief description and reference to 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.

Response: *Thank you, we have revised the text for added clarity.*

3C. In the graphic illustrating entry monuments, no potential monument located at the noted roundabout on Gun Club Road. Is that correct?

Response: *Thank you, we have updated the graphic to represent possible monumentation at each roundabout for each parcel.*

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 4.2-3 for allowed articulation methods." Please be sure to incorporate this into the Design Standards.

Response: *Thank you, this has been incorporated into the architectural standards.*

Public Art Plan

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

Response: *The district names have been added to 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.

Response: Thank you, this has been added to the Master Plan narrative.

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.

Response:

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.

Response: The Master Drainage Report was approved on December 23rd (COA#220237).

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.

Response: The language has been updated.

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

Response: The language has been updated.

6. **Traffic Engineering** (Brianna Medema / 303-739-7336 / 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.

Response: Per Heather Lamboy, the traffic impact study has been approved and no further revisions are requested.

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

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

Response: Planning area 5 is indicated on page 9.

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.

Response: All comments have been addressed and resubmitted to Aurora Water.

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

Response: PA-1 demands per COA criteria have been added.

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

Response: Offsite analysis provided to Aurora Water

Public Improvement Plan

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

Response: Text updated.

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

Response: Text updated to reflect 10" main.

PROS (Michelle Teller / 303-739-7437 / 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.

Response: Thank you. Form J has been updated.

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.

Response: Thank you. Form J has been updated.

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

Response: Thank you. Form J has been updated. Commercial Parks shall be completed prior to certificate of occupancy for the development within the applicable planning area.

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.

Response: Street R.O.W. easements have been dedicated to the city under separate document. A plat for the property with street ROW dedications has been submitted to the city.

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.

Response: Noted. License Agreements will be started with Civil Construction Documents.

10. Public Art (Roberta Bloom / 303-739-6747 / 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.

Response: The previously listed acreage mistakenly included the detention pond and open space planning area. That acreage has been removed, now only the developable planning areas of PA-1, PA-4, and PA-5 are counted toward the acreage used to calculate the public art requirements.

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

Response: Per correspondence with Roberta Bloom, the preliminary schedule text has been updated to defer timing and other details to the time of Site Plan for each applicable Planning Area that contains a public art requirement.

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.

Response: Thank you, comment noted.

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.

Response: Thank you, comment noted.

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.

Response: Per correspondence with Roberta Bloom, the preliminary schedule text has been updated to defer timing and other details to the time of Site Plan for each applicable Planning Area that contains a public art requirement.