



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
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November 6, 2019

Brian Kuckelman
RIDA Development
1777 Walker Street, Suite 501
Houston, TX 77010

Re: Initial Submission Review: Gaylord Rockies Phase 2 – Major Site Plan Amendment
Application Number: DA-1895-06
Case Numbers: 2015-6011-04

Dear Mr. Kuckelman:

Thank you for your initial submission, which we started to process on Monday, October 14, 2019. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many 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 Tuesday, December 3, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Craig Northam, Dewberry J3 Engineering
Susan Barkman, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1895-06rev1.rtf



Initial Submission Review

1. Planning (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. Please remove “Contextual” from the title of the plan set on all sheets. Contextual Site Plans do not exist under the new Unified Development Ordinance (UDO) and they are now just Site Plans, so it is recommended that this is changed for clarity based on the extent of this amendment.

1B. The proposed changes to the Cover Sheet will require that you submit a new mylar so that there are signatures on it. Is it the applicant’s desire to record the entire version of the amended Site Plan with Adams County (as was done with the previous amendment) or just to submit a new Cover Sheet mylar? Please clarify with the next submittal.

1C. Because a new Cover Sheet must be submitted, please update the zoning designation to MU-A (Mixed-Use – Airport) District to be consistent with the UDO.

1D. Please include the recordation number and approval date of the original Site Plan in the Amendment Block. Please also note the subject amendment and the amendment that was completed in 2018 in the Amendment Block, along with a brief description of what these amendments are / were for.

1E. The revision number on all sheets should be #2, not #12. This is only the second amendment that will be approved by the city.

1F. Sheet 24 states that 2,552 parking spaces are provided, but the Cover Sheet shows 2,553 parking spaces. Please ensure consistency.

1G. Because Sheet 78B is a new sheet that was not in the previously-approved plan set, the entire sheet should be bubbled. Please update with the next submittal.

1H. Using a dashed line on Sheet 78B, please show and call out where the proposed rooftop equipment is relative to the roofline of the building. Even if it’s not visible from public view, screening is highly recommended as the guests that are staying in rooms on higher levels would still be able to see the equipment.

1I. On the Photometric Plan, please only bubble around areas that are changing. It appears that some areas are staying the same but are still bubbled.

1J. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your Site Plan mylars can be routed for signatures or recorded. Please review these CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final mylars.

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

2A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

2B. Add a note indicating if the storm sewer system is public or private and who will maintain it.

2C. See minimum slope standards per redline comments on Sheet 38.



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

3A. A ramp is needed where indicated on Sheet 22. Please show with next submittal.

3B. The Traffic Letter is approved.

4. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

4A. There will be trees impact by this development, but they are too small to require mitigation. Any trees that are preserved on the site during construction activities shall follow the standard details for tree protection per the current [Parks, Recreation & Open Space Dedication and Development Criteria Manual](#). These notes shall be added to the Site Plan.

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

5A. A water fixture unit table is required to determine if the existing water meter will handle the additional demands. A new water allocation agreement will be required for this project.

5B. Calculations for a dead-end hydrant greater than 120' and showing a residual pressure of 20 PSI under fire flow conditions will be required on the Civil Plans.

5C. Submit a new Irrigation Plan.

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

6A. Revise and add notes on Sheet 2.

6B. Extend the accessible route through the accessible aisle per redline comments on Sheet 30.

6C. Show the fire hydrant on Sheet 32.

6D. Identify the locations of Knox Boxes for the building addition on all requested sheets.

6E. Provide a note that identifies how the existing fire protection systems (fire pump, fire command center, etc.) will serve the Phase 2 expansion. A meeting with the Building Plan Review staff is recommended before the submittal of the construction set to address how the existing elements will interface with Phase 2.

6F. Show the location of the fire riser room / exterior door on all sheets.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. Start the easement dedication and releases on the existing easements. Contact Andy Niquette to start the easement processes. Please give Andy all the items needed for the review process.

8. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

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

9A. See the attached comment letter.

10. Denver International Airport (Tim Hester / 303-342-2391 / tim.hester@flydenver.com)

10A. See the attached comment letter.



Right of Way & Permits

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November 1, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Sarah Wieder

Re: Gaylord Rockies Phase 2, Case # DA-1895-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the major site plan amendment for **Gaylord Rockies Phase 2**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Ms. Sarah Wieder
Planning Department Case Manager
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Gaylord Rockies Phase 2 - Major Site Plan Amendment

Dear Ms. Wieder,

Denver International Airport received your referral later dated October 17, 2019 for DA-1895-06 Gaylord Rockies Phase 2 - Major Site Plan Amendment. We appreciate the opportunity to comment on the proposal and DEN provides the following comment:

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



TIM HESTER, AICP
SENIOR AIRPORT PLANNER

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