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September 12, 2022

Bill Parkhill  
Parkhill Development  
631 High Street  
Denver, CO 80218

**Re: Technical Submission Review – Metro Center Parcel B – Infrastructure Site Plan**  
Application Number: **DA-1489-23**  
Case Numbers: **2022-6010-00**

Dear Mr. Parkhill:

Thank you for your second technical submission, which we started to process on Wednesday, August 31, 2022. 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.

A technical correction submittal will be required to address all outstanding redline comments; please resubmit on or before Thursday, October 6, 2022. 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 let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Eva Mather - Norris Design 1101 Bannock St Denver CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1489-23tech2.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Define lighting and update pedestrian lighting (Public Works).
- Minor comments need to be addressed in the final submittal (Landscape).
- Traffic Study and site plan must match (Traffic).
- On the plat there is partly missing text on the legend of the third page (Real Property).

### PLANNING DEPARTMENT COMMENTS

#### 1. Introduction Letter

1A. No further comments.

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

2A. No further comments.

#### 3. Urban Design Issues

3A. No further comments.

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

##### *Sheet L-12*

- 4A. Check all labels on the site plan and correct all amenities that have the incorrect schedule number.
- 4B. Pet Pickup Stations are not shown on the site plan or in the legend. Please add them to the plan with labels and in the legend if proposed or remove them from this Amenity Schedule.
- 4C. Change to Trash Receptacle for consistency with the site plan labels.
- 4D. Check all labels on the site plan and correct all materials that have the incorrect schedule letter.
- 4E. Add Concrete Steppers to the material schedule with reference to detail 4 on sheet L-19.

##### *Sheet L-13*

- 4F. Add proposed contour elevation labels on all sheets.
- 4G. Fix all incorrect amenity schedule references.
- 4H. Add Concrete Steppers to the Material Schedule with the correct reference letter.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Civil Engineering (Julie Bringham / 303-739-7306 / [jbringham@auroragov.org](mailto:jbringham@auroragov.org) / Comments in green)

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 5B. To Note 15 add “The local urban street sections are permitted to have this luminaire type but the luminaire for Center will be different because it is a collector street”.

##### *Overall Site Plan*

6 of 19

- 5C. The plat labels it as a 26' fire lane easement in this location.
- 5D. Label the bold lines or add to legend.
- 5E. Define which luminaire is specified for the pedestrian lights. Ensure it meets the draft standards. There is now a draft list of COA pre-approved lighting equipment. Please reach out if you would like a copy.

#### 6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

##### *Overall Site Plan*

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- 6A. It appears the existing traffic signal pole will be impacted by the new sidewalk configuration. Show the new preliminary signal pole location and push button stations (if needed).
- 6B. A traffic signal is not included at the intersection of Centerpoint Dr and Center Ave in the TIS. Please confirm this conduit is needed



- 6C. Signal conduit is to terminate at a pull box. 30"X48"X24" min box size. Optimal box location is outside of the sidewalk, however, lid will need to be pedestrian-rated if located in the sidewalk. Refer to comment regarding signal pole relocation on the site plan.

*Overall Site Plan*

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- 6D. Label Intersection, typ. Where indicated.
- 6E. Southern travel lane not shown in TIS please update to match.
- 6F. Right in/Right out Access needs to be added to the eastern edge.

*Detail*

10 of 19

- 6G. Add sharrow pavement marking

*Landscape Plan*

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- 6H. Repeat comment: Check that 50' min spacing from STOP sign to the upstream first tree is provided.
- 6I. Existing signs to remain and proposed signs need to be shown on the landscape plan, typ.

*Traffic Study*

- 6J. Conduct a build-year traffic signal warrant analysis for the intersection of Chambers Road/Center Ave.
- 6K. See additional comments below

**7. Utilities** (Steven Dekoski / 303-739-7249/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 7A. No further comments.

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

- 8A. No further comments.

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

- 9A. Send in the current Certificate of Taxes Due. The plat can move forward toward the recording process. Please make the minor change on the third page before signatures. Contact your case manager to start the electronic recording process. The easement process needs to be started as to not to hold up the Civil approval processes. These easement releases will also hold up the building permit process if the easements are still in place. Go to this link for the Real Property web page document links:  
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>
- 9B. Any easements that are no longer needed can be vacated by a separate document. Start the process by contacting Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).
- 9C. On the plat there is partly missing text on the legend of the third page.