

April 20, 2021

Aja Tibbs
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Citadel on Colfax – Master Site Plan Amendment
Case Number: 2017-6017-04

Dear Ms. Aja,

Please find below our responses to the Master Site Plan 2nd Amendment comments dated for March 26, 2021 for the Citadel on Colfax. To facilitate your review, we have included the original comments in italicized font and have provided our responses in bold.

1. Planning

1A. Amend the letter of introduction to be consistent with the changes requested in this comment letter (i.e., remove proposed land use changes)

Response: The letter has been revised to remove the proposed land use changes.

1B. Change in use and/or an increase in residential density does not qualify for a minor amendment application process per section 5.3.15.A of the UDO. Revise plans to remove this change. If the change in use is still desired a separate master plan application must be filed and processed.

Response: The residential use has been removed.

1C. Please clearly label the first amendment, and this second amendment in the amendments box.

Response: Notes added as requested.

1D. Per note on the cover page, revise plans to remove multifamily from PA-1, PA-2, and PA-3 of this amendment.

Response: The residential use has been removed.

1E. Site plans and master plan changes need to be coordinated into a master document. Depending on timing and the scope of changes, staff may require a mylar change or new minor amendment to incorporate changes.

Response: The curb, storm, landscaping, and amenities adjacent to PA-6 have been revised to match the Site Plan for Lot 1, Block 4.

2. Landscape Design Issues

2A. Revise the note in the lower left-hand corner of the sheet per the revision provided.

Response: Note has been revised as requested.

3. PROS

Sheet L1.5

3A. This note is confusing. Have not seen anything submitted yet. Please provide the DA number associated with this Site Plan.



Response: The Master Plan has now been revised to show the updated storm, landscaping, curb, and amenities for PA-6 so this note is no longer needed and has been removed.

Sheet L2

3B. A pedestrian pole light is needed rather than a bollard pathway type of light. Specify the light identified as detail 7 on Sheet L3.0.

Response: Replaced as requested.

3C. What type of safety surface will be provided - resilient rubber matting either in the form of tiles or poured-in-place material?

Response: Additional detail added to the note.

3D. An accessible pet waste pickup station is needed to serve this area. Provide a detail for the product on the site amenities detail sheet L3.1.

Response: Added to the north near the sidewalk.

3E. A pedestrian pole light (detail 7 on Sheet L3.0) is needed here rather than a trash receptacle. Relocate the trash receptacle nearby

Response: Added as requested.

3F. The style of picnic bench should accommodate persons with disabilities (i.e., wheelchair accessible)

Response: Bench has been revised as requested.

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
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