



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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March 10, 2022

Mr. Patrick Chelin
Aerotropolis Area Coordinating Metro District
707 17th Street, Suite 3150
Denver, Colorado, 80202

Re: Initial Submission Review: 32nd Avenue at The Aurora Highlands Infrastructure Site Plan – Site Plan and Plat
Application Number: DA-2062-27
Case Numbers: 2022-6003-00; 2022-3012-00

Dear Mr. Chelin:

Thank you for your initial submission, which we started to process on February 7, 2022. We reviewed it and have 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 outside agencies.

Since several 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 March 31, 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: DEN Planning and Xcel Comments

cc: Samantha Pollmiller, Norris Design
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-27rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Site Plan title add and adjacent Site Plan references (Planning)
- Future plans may need to dedicate additional right-of-way for turn lanes (Traffic)
- Provide pond maintenance access and show proposed easements (Public Works)
- Revise hydrant locations (Life/Safety)
- Show easements (Real Property)
- Provide maintenance access to the top of the outlet structure (Water)
- Add sight triangles and review required street trees (Landscaping)
- Resubmit a .DWG file (Addressing)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 6 adjacent property owners, 3 registered neighborhood associations and 11 outside agencies. No comments were received from adjacent property owners. Outside agency comments are included in or attached at the end of this letter. Please provide a response with your next submittal.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Revise Highlands Creek “Boulevard” to Parkway.
- 2B. Include the width of the trail corridor.
- 2C. Discuss the drainage improvements included with the site plan.

Site Plan

- 2D. Please revise title to 32nd Avenue at The Aurora Highlands Site Plan and update all sheets to match.
- 2E. Flatten AutoCAD SHX text.
- 2F. Revise the Vicinity Map per the redlines. Provide more context to E-470 and 26th Avenue.
- 2G. Signature block owner should match the plat.
- 2H. Provide context to the larger Aurora Highland site on the Site Plan Lot Tracking Exhibit and label all tracts.
- 2I. What is the purpose of Sheet 4? Without further information, it can be removed.
- 2J. Add a Key Map to individual sheets.
- 2K. Add a scale ratio below the bar scale. Unless an overall map, individual sheets should not be at a scale less than 1”=50’.
- 2L. Replace “Not a Part” references with a reference to the corresponding plan case number.
- 2M. Label adjacent subdivision plats, including lot, block and/or tract.
- 2N. Show and label existing and proposed easements.
- 2O. There is infrastructure “floating” around the site plan area. Show associated easements and/or infrastructure.
- 2P. Remove lots that are not in review or approved.

Plat

- 2Q. Revise Highlands Creek “Boulevard” to Parkway.
- 2R. Add Filing 10 to the Vicinity Map
- 2S. Verify with Real Property if unrecorded streets can/should be shown in the Vicinity Map.



3. Landscaping

- 3A. Provide landscape around the pond, above the flood elevation level. Installation should also occur when the pond is constructed.
- 3B. Show the tract boundaries in the Tract Key Map.
- 3C. The UDO states, “street trees shall be set back at least 50 feet from the face of a stop sign in order to maintain a regulatory sign visibility zone as shown in Figure 4.7-2.” Review the linear dimensions of the curbside landscape. It appears setbacks have been included where there are no stop signs.
- 3D. Consider adding shade trees around the seating areas.
- 3E. Show sight triangles and verify landscape meets Traffic requirements.
- 3F. Show existing and proposed easements.
- 3G. Make sure all symbols are included in the legend.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

4A. The submitted .dwg file did not display correctly. Please resubmit a preliminary digital .shp or .dwg file as soon as possible. This digital file is used for street naming, addressing and other GIS analysis. Include the following layers at a minimum:

- Parcels
- Street lines

Please ensure that the digital file provided in a **NAD 83 feet**, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a **2013 CAD version**. Please eliminate any line work outside the target area. More information can be found at <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 5A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved.
- 5B. Show and label the sidewalk easement(s) for sidewalk outside of the right-of-way. The gravel path will not be maintained by the City. However, 0.5' is required between the back of walk and the sidewalk easement, so a license agreement is required for that portion of the gravel path within the sidewalk easement
- 5C. Include references for adjacent public improvements.
- 5D. Add a note that all street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.
- 5E. Provide a temporary turnaround at The Aurora Highlands Parkway if the adjacent roadway plans are not approved
- 5F. Label curb return radii.
- 5G. Include the full extent of the swale noted on Sheet 9 in this plan set. Minimum slope is 2% or provide a concrete pan.
- 5H. Offsite grading requires a letter from the adjacent property owner.
- 5I. Easement(s) required for storm outfall.
- 5J. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.
- 5K. A roadway slope less than 0.8% is not recommended.
- 5L. Maintenance access is required to the top of outlet structure(s) outside of the pond bottom.
- 5M. Show and label the 100-year water surface elevation and indicate direction of emergency overflow for Pond 5131.
- 5N. Photometric plans for public streets are not required with the site plan.

**6. Traffic Engineering** (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)**Site Plan**

6A. Future turn lanes may be required in order to accommodate traffic demands, pending review and approval of such improvements recommended in the adjacent Traffic Impact Studies. As of the time of this note, traffic studies to the south are not far enough along to determine the need, so future right-of-way may need to be expanded to accommodate.

6B. Some plants have a mature height in excess of that allowed in a sight triangle, please adjust and review all plantings for appropriateness within sight triangles.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**Site Plan**

7A. Remove Note 18 on Sheet 2. That is not a standard site plan note.

7B. Show all proposed fire hydrants.

7C. Show the location(s) of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

7D. Reconfigure the fire hydrants. Fire hydrants shall be placed on average 500'; on each side of 32nd and be arranged on an alternating basis. See example shown on Sheet 12.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**Site Plan**

8A. A 12' maintenance access must be provided to the top of the outlet structure, above the 100-yr wsel. An Inspection and Maintenance plan is required for private detention facilities.

8B. The 12" water connection at The Aurora Highlands is a critical connection point to serve the proposed lots and fire hydrants. That also requires off-site water main extensions in The Aurora Highlands Parkway and E. 26th Ave. to provide a looped system. Timing will be very important as we don't want this long 12" water line extension to be a dead end due to water quality concerns.

8C. Provide a 16' utility easement for the drainage outfall. Provide rip rap at the discharge.

8D. Provide a water sampling station per detail 230 at location noted on Sheet 12.

9. Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7147 / mteller@auroragov.org / Comments in purple)

9A. Please label the corridor width. Per the Master Plan this should be 70'.

9B. To create a more comfortable user experience, please retain at least a 20' setback from the edge of trail to the curb. Typically, regional trails meander within the center of the corridor.

9C. Label slopes, 2% max cross slope and 5% longitudinal for ADA compliance.

9D. Trails should have a trail easement or public access easement overtop the private open space tract. Please work with Real Property to ensure public access to the site.

10. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)**Site Plan**

10A. The basis of bearing should match the plat.

10B. Make subdivision exterior bearings and distances bolder.

10C. Show storm connections, easements.

10D. Provide dedicated street area.

10E. Contact Andy Niquette (aniquett@auroragov.org) to start easement dedication process.

Plat

10F. Provide a certificate of taxes due.

10G. Add recordation information as noted.

10H. See the redlines and address all comments and notations.



11. Revenue /Aurora Water/TAPS / Diana Porter / 303-739-7395 / dsporter@auroragov.org

11A. Storm Drainage Development fees due 7.135/aces x \$1,242.00 an acre = \$ 8,861.67

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

12. DEN Planning + Design (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

12A. See attached comment letter.

13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

13A. See attached comment letter.



MEMO

Date: February 22, 2022

To: City of Aurora Planning

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **32ND AVENUE AT THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - SITE PLAN AND PLAT**

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the “**5-Mile ‘Known - Wildlife Attractant Separation Area’**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Benjamin.J.Massey@usda.gov and #dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- 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>.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 25, 2022

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

Attn: Deborah Bickmire

Re: 32nd Avenue at The Aurora Highlands, Case # DA-2062-27

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **32nd Avenue at The Aurora Highlands**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feeder lines.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect.

No resubmittals necessary.

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