

April 19, 2021

City of Aurora
Debbie Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: **Third Submission Review: The Aurora Highlands ISP No 1 - ISP Major Amendment**
Application Number: **DA-2062-18**
Case Numbers: **2019-6016-01**

Dear Ms. Bickmire:

Thank you for taking the time to review The Aurora Highlands ISP No 1 - ISP Major Amendment. We received comments and valuable feedback on February 1, 2021. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, scrowder@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Samantha Crowder
Senior Associate

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a graphic to illustrate the areas being added to the ISP (Planning)
- Label and dimension proposed buffers. Include buffer tables (Landscape)
- Add a note to state the Metro District will maintain medians (PROS)
- The City requires an encroachment agreement with CIG (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Provide a graphic with the Letter of Introduction to illustrate the areas that have been added to this ISP. Also identify the original ISP area and how much land area is being added with the proposed amendment.

RESPONSE: A graphic has been provided.

1b. Revise the ISP #1 boundary on Sheets C-2 and C-3 to show the areas that have been added.

RESPONSE: A hatch has been added to sheet C-3 to include the additional area. Sheet C-2 has not been submitted as the boundary linework for the ISP did not change.

1C. Include details for the structures (wing walls) proposed north and south of the clock tower.

RESPONSE: A detail has been included in the document set.

1D. Provide additional context for the proposed masonry wall to the street and property lines on Sheet L-206.1. Your adjustment request will benefit from showing existing structures on the eastern lot.

RESPONSE: Additional context has been added to the plans.

1E. Add the fence heights to the legend on the landscape plans. Revise the line type for the 8' masonry fence to be different than the 6' fence line type.

RESPONSE: A new line type has been added for the 8' tall masonry wall. Heights have been added to the walls and fences in the legend.

1F. Provide an update on the status of the 215-foot drainage easement along the east side of Main Street (Sheets C-32 - C-33). It is not shown on Filings 10 or 14. Has the easement been released?

RESPONSE: This easement was dedicated with The Aurora Highlands Filing No. 1 Plat (Rec. No. 2019000089309). It is now displayed on Filing 10. Filing 14 does not include this area.

2. Landscape Issues

2A. Label and dimension proposed landscape buffers. Include a buffer table for each. For adjacent site plans in the future, add a note to reference the buffers shown in this ISP. The landscape should not be shown in more than one plan set.

RESPONSE: Dimensions and labels have been added. Plans have been revised per the direction of Planning in a meeting on 02/26/2021.

2B. There isn't a requirement for trees in the median. Please remove that column from the Street Tree Table.

RESPONSE: Median trees have been removed from the Street Tree Table.

2C. What is the extent of the proposed temporary sports turf area?

RESPONSE: An exhibit has been provided showing the extent of the temporary sports turf area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple)

3A. Add a note stating, "All landscaping and irrigation within street medians will be maintained by the Metropolitan District" or combine with note 24.

RESPONSE: *Noted has been added.*

4. Real Property (Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in magenta)

4A. The city needs to enter into an encroachment Agreement with CIG for the roadway crossings prior to acceptance.

RESPONSE: *The district has already obtained an encroachment agreement. It has been included with this submittal.*