



Planning Division
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September 3, 2020

Bill Wichterman
The San Juan Company
4530 E. Shea Blvd, Suite 100
Phoenix, AZ 85028

Re: Second Submission Review– Porteos PA-3 – FDP Amendment; Preliminary Plat; Final Plat
Application Number: **DA-1903-17**
Case Numbers: **2012-7001-06; 2020-6011-00; 2020-3016-00**

Dear Mr. Wichterman:

Thank you for your second submission, which we started to process on Monday August 17, 2020. We reviewed it 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a third submission. It is tentatively expected that a Final Plat can be included at the *fourth* submission.

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.

If you have any comments or concerns, please give your new Case Manager, Ryan Loomis, a call. He can be reached at 303-739-7220.

Sincerely,

Juliana Berry, Planner II
City of Aurora Planning Department

cc: Chris Parezo, Civitas Inc., 1200 Bannock Street, Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1903-17rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Repeat Comments:

- Revise and add to labeling, notes, symbology, and details per the redlines and comments (see Items 2, 4, and 7—8)
- Ensure that the Preliminary Plat information will match the Final Plat, as well as consistency across the Plat, the FDP, and the Master Utility Letter (see Items 2 and 8)
- Public Works cannot sign off until the Preliminary Drainage Report is approved (see Item 4)

New Comments:

- Respond directly to the outside agency correspondence, and provide a copy of that response to the City with the next submission (see Item 1)
- Illustrate access to the fire station(s), as relevant (see Item 2)
- Revise the Preliminary Plat per the landscape redlines (see Item 3)
- A storm drainage development fee of \$67,631.86 is due (see Item 6)
- **Contact Brianna Medema at bmedema@auroragov.org directly for Traffic comments**
- Respond to all additional redline comments on the documents

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Please respond directly to the outside agencies, and include a copy of your responses, from the first submission and from this second submission, in your third submission.
- 1B. Received from outside agencies:
- Name: Donna George (donna.l.george@xcelenergy.com)
Organization: Public Service Company of Colorado dba Xcel Energy, 1123 West 3rd Avenue, Denver CO 80223
Comment: *Please see the attached letter*

2. Completeness and Clarity of the Application

- 2A. *Repeat Comment:* Add a sheet-by-sheet / page-by-page (corresponding to the FDP Amendment sheet numbers and PDF page numbers, respectively) summary of changes to the Letter of Introduction, including justification of any revisions to the existing FDP approval standards. Clarification- This should be a summary of PA-3 design standard changes versus the originally approved FDP design standards, *not* a list of revisions from one submission to the next, and should be added to a revised version of the Letter of Introduction.
- 2B. *Repeat Comment:* Address the permanent and temporary fire stations called out in the approved FDP as part of PA-3 in the Letter of Introduction. Clarification- Describe how the permanent fire station will be integrated into the development, including access to it as well as timing and responsibility of the construction. Also describe the construction timing and responsibility as well as longevity of the temporary fire station.
- 2C. Match the wording of the Preliminary Plat title in the Letter of Introduction to the actual Preliminary Plat; instead of “Porteos Filing No. 4”, it should be “Porteos PA-3 Filing No. 1”.
- 2D. 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, such as easement, boundary, and landscape layers, is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. Email your Case Manager the appropriate Plat file before submitting your final Plat mylars. Once received, the City’s AutoCAD Operator will run an audit report and your Case Manager will let you know whether the file meets or does not meet the City’s CAD Data Submittal Standards. Please email CADGIS@auroragov.org for questions or more detailed instructions.

*Preliminary Plat*

2E. Remove “Section” labels from the Key Map on all sheets.

2F. Depict access to the fire stations, if intended on PA-3.

2G. Sheet 1

- *Repeat Comment:* The application is not for a CSP; correct the label in the Vicinity Map. Clarification- This is the “Porteos PA-3 CSP” label pointing to the hatched subject area.
- *Repeat Comment:* Correct reference to a “Site Plan” to “Preliminary Plat”. Clarification- this correction is near the top right of the page: “This Site Plan and any amendments hereto...”
- Combine the Site Plan Notes and General Notes under the heading “Notes”, and delete duplicates. Also delete the sentence “SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTIONS OF THIS GUIDEBOOK. (REVIEW)” from the Note starting with “The vendor of any future sale...”
- Ensure that the PA-3 boundaries on the Vicinity Map are accurately reflected; PA-5A creates a cut-out at the far eastern edge.

2H. Sheet 2

- Adjust labels at the bottom of the sheet so that all of them show fully.

2I. Sheets 2—4, 6—9, 11

- Revise the “Proposed 10’ Open Space” labels on the northeast perimeter of PA-3, abutting Planning Areas 4 and 5, to “Proposed 10’ Landscape Buffer” to match the FDP Amendment.

2J. Sheets 13—16

- Add width labels to the streetscape landscaping shown.

2K. *Repeat Comment:* Outline PA-3 and hatch on the Key Map on all sheets. Clarification- Hatch only PA-3, or otherwise distinguish it from symbolization of what’s depicted overall or on each sheet.

FDP Amendment

2L. Re-number the sheets in the top right corner of each sheet to reflect the 27 sheets, and update the submittal status of Amendment No. 4 at the time of the No. 5’s third, next submission.

2M. Sheet 2

- Redlined “FDP Amendment No. 5”, “Amendments”- Correct “Amendment No. 4” to “Amendment No. 5”.

2N. Sheets 23—25

- Add the fire station boundaries, and any street or drive access to them that will be located within PA-3, to all graphics.

2O. Sheet 23 of 27 / Page 1

- Add that the signage standards will conform to the overall FDP to the note regarding architectural standards.

2P. Sheet 23 of 27 / Page 4

- Intent Statement- Correct “The PA-3 open scape network” to “The PA-3 open space network”.
- Intent Statement- Re-word “The open space corridors should be built before the Certificate of Occupancy is issued for second adjoining block.” for clarity purposes staff suggests “The open space corridors will be built before any Certificate of Occupancy is issued for the first abutting site plan.”
- *Repeat Comment:* Add timing of the art installation as a note, and the responsible party. Clarification- Ensure that construction timing and responsibility of the art is specified separately from the open space corridors, as per the Response To Comments answer.

2Q. Sheet 24 of 27 / Page 5

- Distinguish between the pedestrian connections that are sidewalks versus curb ramps in the graphic and Key, ensure that the curb ramp locations match the Preliminary Plat, and correct “existing” connections to reflect that all connections are currently “proposed” status.
- The “*” footnote refers to street sections, but it’s the Open Space Corridors in the Key that is starred; adjust so that the footnote and starred symbol matches the same topic.

**2R. Sheet 24 of 27 / Page 6**

- Concept Scenarios 1—3- It is acknowledged that the internal private street is the primary pedestrian street for the PA-3 development.
- Concept Scenario 2- Label the shared outdoor space for the building to the north, and extend the space south along the front of the structure to match the configuration of the building to the south.

2S. Sheet 27 of 27 / Page 16

- Adjust the title of B. to reflect that the landscape buffer is also between PA-3 and PA-5.

Master Utility Letter

- 2T. Appendix B, Porteos Water Distribution System graphic- Correct the 64th ROW width label to the east, to 102’.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)***Preliminary Plat*****3A. Sheet 12**

- Planting Schedule- Update the plant quantities, as some appear to be off.
- Planting Schedule- Delete trees that aren’t being used (i.e. the Bur Oak).
- Planting Schedule- Specify the actual seed mix of the native shortgrass.
- Standard Private Street Planting Requirements- Break down by streets (A, B, C, & D) and by east, west, south, or north sides.
- Standard Private Street Planting Requirements, Note #3- Remove reference to perennials/grasses.
- General Notes #11- Remove reference to the old zoning code per the redline comment.
- General Notes #16- Update reference to the Unified Development Ordinance per the redline comment.

3B. Sheets 13—16

- Move the Key Map to the lower righthand corner of the sheets, as indicated by the redline comment.

3C. Sheets 13, 15—16

- Provide the missing plant labels per the redline comments.

3D. Sheet 13

- Include the detention pond landscaping and associated table to document compliance, to account for the possibility that the pond isn’t temporary.
- Provide enlargements of shrub locations, to account for the fact that the plans will be recorded in black and white.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)*****Preliminary Plat***

- 4A. *Repeat Comment:* Public Works cannot sign off until the Preliminary Drainage Report is approved.

4B. Sheet 1

- Delete the redlined General Notes.
- *Repeat Comment:* Please add the following Site Plan Note: “In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.”.

4C. Sheet 2

- *Repeat Comment:* Add a note indicating if the storm sewer system is public or private and who will maintain it.

4D. Sheets 3—6

- *Repeat Comment:* Correct any slopes below 2% to match the required 2% minimum slope.

4E. Sheets 3 and 8

- Revise the storm drain Note to read "All proposed storm infrastructure is private and shall be maintained by the metro district."

4F. Sheet 3

- Maintain a 250' minimum centerline radius, per the redline comment.
- FYI that an alternative to identifying access and utility easements on the plan layout is to illustrate them as part of the "typical" street section insets.

4G. Sheet 8

- Add the following Note: "Street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plan as part of any civil plan submittal."

5. **Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)5A. **Contact Brianna Medema at bmedema@auroragov.org directly for Traffic comments.**6. **Aurora Revenue- Water/TAPS** (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

6A. A storm drainage development fee is due: 54.454 acres x \$ 1,242.00 = \$67,631.86

7. **Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)*Preliminary Plat*7A. Sheet 3

- Per the redline comment, the proposed 16' utility easement will have to be private.

7B. Sheet 7

- Per the redline comment, an utility easement will be required to place public utilities in the private street and a license agreement will be required for the storm drain system.

8. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)*Preliminary Plat*8A. Sheet 1

- Site Plan Notes #6- Revise to match the Site Plan checklist.
- Site Plan Notes #17- Add the other items from the Site Plan checklist.

8B. Sheets 2 – 11

- *Repeat Comment:* Match the plat information, including addition of the boundary bearings, distances, and curve data.

8C. Sheets 3—6

- Change the curve data to reflect degrees, minutes and seconds instead of decimal degrees, and change the "D" to the word delta or the symbol.

8D. Contact Andy Niquette at aniquett@auroragov.org to commence dedication of the easements and ROW by plat or separate documents, as indicated on Sheets 2—11.

8E. Contact Grace Gray at ggray@auroragov.org regarding any required license agreements.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 27, 2020

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

Attn: Juliana Berry

Re: Porteos PA-3 – 2nd referral, Case # DA-1903-17

For **Porteos PA-3**, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests minimum 10-foot wide utility easements abutting all rights-of-way and around the perimeter of each lot in the subdivision. PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing natural gas and electric distribution facilities along Jackson Gap Road 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