

January 27, 2023

Liz Fuselier  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Ave., Suite 2300  
Aurora CO 80012

**RE: AUMHC Safety Net Campus 3<sup>rd</sup> Submittal Comment Responses**  
**Application Number: DA-2322-00**  
**Case Numbers: 2022-6036-00; 2022-3055-00**

Dear Liz:

Below are comments provided by city staff in regards to the AUMHC Safety Net Campus project. Our responses are provided in ***Bold Italics*** beneath the comment provided.

## **PLANNING DEPARTMENT COMMENTS**

### **1. Architectural and Urban Design Comments**

1A. Code requirements compel buildings to front streets as much as feasible to increase roadway/pedestrian activation and access. When subsequent individual Phase Site Plans are submitted, staff will further examine building orientation and open space location.

***Note that Section 3.1 of the Development Guidelines on Sheet 11 of 11 has been updated to emphasize design intent of building facades facing S. Potomac Street.***

1B. The perimeter trail impacts landscape buffers, parking counts as well as easements. Please confirm with the next submission the need and/or request for any adjustments to this master site plan. \*\* Please contact our office to schedule a meeting to discuss this issue further.

***The perimeter trail has been removed from the project.***

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. While the adjustment requests were removed from the Master Plan per the previous set of review comments, the applicant must consider the implications of the adjustment requests they may be seeking. In particular, the adjustment to permit the installation of the sidewalk/trail within the required buffers surrounding the development. As noted on the plan sheets, there are easements along all property boundaries. Easements preclude the installation of trees. With the addition of the sidewalk/trail within the buffers, this further precludes the area available for tree installation. Staff will not support an adjustment to allow the sidewalk/trail within the required

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buffers if it results in no trees being installed. Please revise the layout where possible to allow space for trees within the buffers. See additional commentary on this plan sheet. Consider whether parking counts can be reduced thereby freeing up more space for adjustments to the layout, drive aisles at their minimum widths, etc.

***The perimeter trail has been eliminated from the project allowing more room for trees in the buffers.***

*Sheet 9 comments below:*

2B. Fifteen (15) trees would be impacted along here.

***The perimeter loop trail has been removed from the project. Further studies of tree impact will be studied on a case-by-case basis with each tree in subsequent site development plans. - DPA LA***

2C. Nineteen (19) trees would be impacted along here; 30% are supposed to be evergreen.

***The perimeter loop trail has been removed from the project. Further studies of tree impact will be studied on a case-by-case basis with each tree in subsequent site development plans. - DPA LA***

2D. What is the purpose of this space? There are sidewalks that go to it.

***This area is a multi-purpose open amenity space based on Aurora development guidelines. - DPA LA***

2E. Seventeen (17) trees would be impacted along here.

***The perimeter loop trail has been removed from the project. Further studies of tree impact will be studied on a case-by-case basis with each tree in subsequent site development plans. - DPA LA***

2F. Remove this portion of the sidewalk. There needs to be room from the street and buffer trees along this frontage. The easements preclude the installation of trees.

***This sidewalk has been removed.***

2G. Add/modify the internal sidewalk connection to this location.

***The trail has been eliminated from the project.***

2H. Remove this portion of the sidewalk. There needs to be room from the street and buffer trees along this frontage. The easements preclude the installation of trees.

***The perimeter trail has been eliminated from the project.***

2I. Staff does not want to see rip rap along the back of the walk. Shrubs will be required to be planted as part of the buffer requirements and landscaping required of detention ponds.

***Riprap has been removed from plans. Planting to meet requirements will be determined with each individual site plan. - DPA LA. Note that the emergency overflow from the detention pond will require buried riprap from the detention pond to Potomac Street.***

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### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

***Digital File Submitted.***

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

***Noted. The Preliminary Drainage Report is approved.***

4B. Label the inside and outside radii for all fire lane easements.

***Planning has asked us to remove all detail as this is a Master Site Plan. However, we have provided Fire Lane Easement Notes on Sheet 3 of 11 that designates the inside and outside radii that we used for the fire lane easements. This information will be provided on the Site Plan Submittals for the project.***

### **5. Traffic Engineering** (Carl Harline / 303-739-7584 / [Charline@auroragov.org](mailto:Charline@auroragov.org) / Comments in amber)

5A. Show all on-site striping as proposed.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals.***

5B. Label all access movements.

***“Full movement access” call out has been added to the site entrance off of S. Potomac Street.***

5C. Label sidewalk widths throughout the site.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals. However, minimum sidewalk width information is provided on the Sidewalk Notes on the right side of the page.***

5D. Sight distance triangles for all access points need to be shown and labeled on the site and landscape plans, per COA Standard Detail TE-13

***Sight Triangles have been added for the site’s access point on the Overall Site Plan and on the Landscape Plans.***

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5E. Provide detail for all proposed signs. The detail is to include MUTCD sign code designation, dimensions, and color information.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals.***

5F. No parking fire lane signs need to be provided for the entire extent of the on-site fire lane.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals.***

5G. Label crosswalks to be painted.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals.***

5H. Label handicap signs.

***Per our meeting, this is a Master Plan and this will be provided on the individual Site Plan submittals.***

5I. Move these labels to show the existing cycle track tie-in. The existing terminus of the raised curb to separate the cycle track will need to be extended to match the narrower access driveway.

***Labels moved and the extension of the cycle track has been shown and called out on Sheet 3 of 11.***

5J. Traffic signal easement needed to chamfer the property corner to include all existing signal equipment (signal and ped pushbutton poles).

***Per our meeting, the existing Utility/ Sidewalk easement that encompasses this area is adequate and no further easements need to be dedicated.***

**6. Fire / Life Safety** (Will Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue) 6A. Approved.

**7. Forestry** (Rebecca Lamphear/ 303-739-7177 / [RLamphea@auroragov.org](mailto:RLamphea@auroragov.org) / Comments in purple)

7A. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>.

***Studies of tree impact will be studied on a case-by-case basis with each tree in subsequent site development plans. Any trees determined to be preservable will be protected following Aurora's standard tree protection details and notes. These details and notes will be included in each site development plan package. - DPA LA.***

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7B. Trees will be planted on the site to achieve mitigation. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is over and above the required landscape code.

***Note under tree mitigation calculations has been updated. Tree mitigation strategies will be determined with each individual site development plan. - DPA LA.***

7C. Update tree mitigation inches it should be 379. This figure is determined by an equation and the number is rounded. Also, update mitigation inches to be planted back on site.

***See updated mitigation tables for updated estimates of trees to remove vs preserve, following the removal of the perimeter loop trail. - DPA LA.***

**8. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

8A. *Plat:* COA 2022 Subdivision Plat Checklist Common Use Agreement RTD & CDOT Rec. No. D3108479

On all sides of the new plat, show adjoining or departing lot lines; size and type of abutting or departing easements (City-owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted".

***Information has been provided.***

8B. Continue working to secure vacation of easements.

***Comment noted.***

8C. COA 2022 Subdivision Plat Checklist (May need to add details on the next sheet)

Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line.

***Provided.***

8D. Label Sidewalk Easement.

***Easement Labeled.***

8E. *Site Plan:* Continue working toward Retaining Wall license agreement.

***Comment Noted.***

8F. Perimeter Fence within Easements may require a license agreement. ***Comment Noted.***

If you have any questions or concerns, please do not hesitate to contact us at your earliest convenience.

Joe Coco  
CKE Engineering Inc.