



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

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November 15, 2022

Bill Parkhill  
Parkhill Development  
631 High Street  
Denver, CO 80218

**Re: Technical Submission Review – Metro Center Parcel B – Infrastructure Site Plan**  
Application Number: **DA-1489-23**  
Case Numbers: **2022-6010-00**

Dear Mr. Parkhill:

Thank you for your third technical submission, which we started to process on Monday, October 31, 2022. We have reviewed your plans 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.

A technical correction submittal will be required to address all outstanding redline comments; please resubmit on or before Monday, December 26, 2022. Please do not resubmit unless the easement process has been started. 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 let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Eva Mather - Norris Design 1101 Bannock St Denver CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1489-23tech3.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tech Review, resubmittal required - PDR not approved, repeat comment about the light fixtures
- The easement process needs to be started as to not to hold up the Civil approval processes.

### PLANNING DEPARTMENT COMMENTS

#### 1. Introduction Letter

1A. No further comments.

#### 2. Completeness and Clarity of the Application

2A. No further comments.

#### 3. Urban Design Issues

3A. No further comments.

#### 4. Landscaping Issues (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

4A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Civil Engineering (Julie Bringham / 303-739-7306 / [jbringham@auroragov.org](mailto:jbringham@auroragov.org) / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

5B. Tech Review, resubmittal required - PDR not approved, repeat comment about the light fixtures

*Details*

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5C. Ensure the lights chosen meet COA standards. There is a draft list of pre-approved fixtures and poles available. Email me [jbringham@auroragov.org](mailto:jbringham@auroragov.org) if you need the list. These fixtures do not meet the 2018 standards nor the 2022 standards.

#### 6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

6A. A final TIS should be provided that addresses minor comments on the previous submittal.

#### 7. Utilities (Steven Dekoski / 303-739-7249/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

7A. No further comments.

#### 8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

8A. No further comments.

#### 9. Real Property (Andy Niquette / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

9A. The easement process needs to be started as to not to hold up the Civil approval processes. This easement release will also hold up the building permit process if the easements are still in place. Go to this link for the Real Property web page document links:  
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>