

August 21, 2020

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

Re: **Initial 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 July 30, 2020. 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

Initial Submission Review

Summary of Key Comments from All Departments

- Provide more information / justification for the additional signage and fencing (Planning)
- Identify grading in the trail corridor (Public Works)
- Encroachments into easements and right-of-way will require a License Agreement (Real Property)
- Manage plant heights where the trail meets public right of way (PROS)

Planning Department Comments:

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 10 adjacent property owners, 2 neighborhood associations and 5 outside agencies. Written comments were received from Mile High Flood District, Adams County, Xcel Energy and E-470 Authority and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

Response: Comment noted. Responses have been provided.

2. Fence and Wall Issues

2A. What is the purpose of the additional walls? This is the type of improvement that should be proposed with a specific site plan. The city discourages fences and walls adjacent to streets. Provide an explanation and justification.

Response: The developer would like to install the wall now to mitigate headlights shining across to the future PP-05 & PP-08 lots and as part of the streetscape aesthetic he desires.

2B. Code requires access to off-site property. Add a note that the fence/wall along the unincorporated Adams County property shall not restrict access in the future. Access requirements will be revisited with subsequent site plans or preliminary plats.

Response: Note added.

3. Signage Issues

3A. Provide a justification for the two proposed monument signs at 38th Place and Main Street. Reference the locational criteria provided in the FDP Urban Design Standards.

Response: 38th PI will be utilized as a future access to future development and will utilize signage. The developer would like the ability to complete these intersection corners as part of the Main Street streetscape.

3B. Signage labels have not been consistent throughout the ISP and proposed Preliminary Plats (and CSPs). Review the FDP sign types and link the sign types to those specified in the FDP..

Response: monument label changed for consistency with approved ISP nomenclature.

4. Completeness and Clarity of the Application

4A. Make sure streets are labeled on all sheets.

Response: Street labels have been added.

4B. Amendment clouds need to be in red.

Response: Red clouds have been added.

Referral Comments from Other Departments and Agencies:

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

5A. Add a note that indicates the District will maintain sidewalks that are outside of the proposed right-of-way.

Response: Note has been added.

5B. Is there any proposed grading for the trail?

Response: Proposed grading has been added for the trail.

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

6A. For the safety of trail users crossing street, no plants should be over 27" in height near the crossing.

Response: Noted. We've confirmed that no plants in this area exceed 27" in height.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. For the safety of trail users crossing street, no plants should be over 27" in height near the crossing.

Response: Noted. We've confirmed that no plants in this area exceed 27" in height.

7B. If any objects encroach into easements or right-of-way, they need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement process.

Response: Comment Acknowledged. Thank you.

8. E-470 Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

8A. The applicant needs to acquire approval from Kinder Morgan for all work adjacent to or within the CIG easement.

Response: Comment noted. Approval from Kinder Morgan will be provided to the City prior to final approval.

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

9A. See attached comment letter. (Copied below)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the ISP major amendment for The Aurora Highlands ISP No. 1 and has no apparent conflict, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Response: Noted. Thank you.

10. Mile High Flood District (submittals@udfcd.org)

10A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project. Please contact me with any questions.

Response: Noted. Thank you.

11. Adams County (Layla Bajelan / LBajelan@adcogov.org)

11A. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

Response: Noted. Thank you.