

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



May 8, 2023

Geoffery Babbitt
GB Capital, LLC
2993 S Peoria St., Suite 105
Aurora, CO 80014

Re: Fourth Submission Review – Aurora One PA-5* (*previously Phase I*) – Infrastructure Site Plan (ISP)
*Note: Project scope and materials changed with this submission to address infrastructure needs for PA-5 only
Application Number: **DA-2241-01**
Case Number: **2022-6006-00**

Dear Mr. Babbitt:

Thank you for your fourth submission, which we started to process on April 19th, 2023. The materials included in this application significantly revised the scope of the ISP by removing and adding proposed improvements needed only for the development of PA-5. To keep the scope clear, the title of this application will be updated to Aurora One PA-5 – Infrastructure Site Plan. Per our discussions, the improvements removed from the scope of this application will be resubmitted through a separate ISP application soon.

We have reviewed your revised 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.

Since several important issues have not been resolved, another submission is typically required prior to the administrative decision. However, staff is willing to move towards a conditional approval if you agree and acknowledge to proceed with the outlined conditions. A separate email will be provided which outlines the unresolved major issues and the conditions that would need to be agreed upon. This consent will need to be received by the end of the day May 11th, so that the public notice information can be prepared, provided, and posted/mailed meeting the minimum requirements for an administrative decision on May 31st. This is the earliest date we can get scheduled, so please note that delays in the mailing or consent to the condition may cause the decision date to be pushed back.

Lastly, if you do not wish to obtain a conditional approval beyond standard technical comments, then a resubmission will be required to address the comments in this letter. A fifth submission would typically be due back to the city on May 23rd.

Depending on your decision, please revise your previous work and send us a new submission either prior to the decision or as a technical review (after the decision). 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 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Julie Gamec, THK Associates, 2953 S. Peoria St., Suite 101, Aurora CO 80014
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\2241-01rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address the missing requirements identified in the PIP for PA-5
- Provide sidewalk and curbside landscape along the east side of Frontage Road and Valdai.
- Dedicate ROW and/or easements needed for all proposed improvements. There is no plat application in process for the entire area, and the improvements are proposed on private property.
- Ensure that all special paving areas are marked and clearly identified within the scope of this ISP. Standard sidewalks should not be installed in areas that are planned for special paving.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Revise the Letter of Introduction to clarify the missing PIP items and specify if a deferral will be requested for the Eastern portions of the Frontage Road or Valdai.
- 1B. Note adjacent applications by project name and DA number. Draw the improvements in the site plan sheets for reference.
- 1C. Repeat comment: Include a plan set signature block that meets city standards. Please reach out if a copy of the template information is needed.

2. Streets and Pedestrian Issues

- 2A. It is the staff's understanding that the new scope of this application is to provide the infrastructure required for the development of PA-5. The Aurora One PIP requires the construction of 6th Avenue, Valdai, the Frontage Road, a two-lane collector between Stephan D. Hogan and Valdai, and the multi-use trail connection for the development of PA-5. However, the revised ISP only includes improvements to 6th Avenue, Valdai, and Frontage Road. The two-lane collector (Future Street A) and multi-use trail are not included in this ISP set. Based on the meeting held on May 2nd, the staff is willing to proceed with the development of PA-5 with the understanding that these missing improvements will be included in future phases of development. Revisions to the PIP to address the changes in phased infrastructure obligations will be required immediately.
- 2B. Unless a deferral request is outlined and approved, the sidewalk and curbside landscape along the east side of Frontage Road and Valdai must be included in this ISP for the development of PA-5. Because there is no future development approved on the east side of these street sections, there is no future development trigger for these areas. This ISP should address the construction of the full section as approved in the Master Plan (to include sidewalk and curbside landscape).
- 2C. Repeat comment: It looks like a few of the locations identified for special paving on the master plan are not included in the proposed site plan. If the intersection is being constructed, the improvements should include the enhanced paving materials at this time. Landscaping and regular sidewalk should NOT be installed in these areas as that may create confusion when the connecting street is constructed.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet L1

- 3A. Is there an existing fence that should be turned off adjacent to E 6th Avenue?
- 3B. Label the future Rome Street.

Sheet L2

- 3C. Label Street B.
- 3D. Adjust the proposed grading as it does not appear to match the proposed site layout.

Sheet L3

- 3E. Label the Frontage Road.

Sheet L4



3F. Both sides of the street are required to be landscaped in accordance with the cross-section provided in the Public Improvement Plan. Adjustments to the landscaping can be made when and if adjoining development occurs. Create a unified streetscape aesthetic for both sides of the street. See the graphic provided from the Infrastructure Site Plan on this sheet.

3G. Label the Frontage Road.

Sheet L6

3H. Add the intersecting street name.

3I. Provide the detached walk and curbside landscaping for both sides of the Frontage Road in accordance with the Public Improvement Plan. See the image provided on this sheet.

3J. Adjust the street tree location as it appears to be on top of a storm line.

Sheet L8

3K. Remove the detention basin seed mix as the detention ponds have been removed from this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

4A. State who will be responsible for the other half of street paving for half sections proposed.

4B. Dimension landscape areas on the redlined street sections.

4C. Remove reference to paving, the section shall be designed with the pavement report (typ.), all typical sections.

4D. The curb is dimensioned in some typical sections but not others. Keep consistent.

4E. Specify who the Stephen D Hogan improvements will be completed by.

4F. Make these two hatches different between the proposed asphalt and future phases. It is very hard to tell apart.

4G. Has the ROW been dedicated for these proposed roads?

4H. This area (parts of Valdai/Frontage Road) seems to be part of subdivision "E-470 Administrative Center Flg 1" per COA Maps page and the plat.

4I. Label and dimension proposed easements (typ.)

4J. Label not pointed at the proposed water main.

4K. Show all existing and proposed easements, right of way, etc. Also dimension all easements and ROW

4L. Label roadway classification.

4M. Label curb return radii (typ.)

4N. Curb ramps do not have to receive curb ramps. Please provide receiving curb ramps.

4O. Curb ramp details will be needed with civils for all curb ramps.

4P. ROW seems to extend past PL

4Q. Is this private or public? Seems like an SW easement is needed in some areas. Row seems to extend past the property line in places. Infrastructure is proposed outside of ROW.

4R. Show ROW limit and dimension.

4S. Show street lighting locations.

4T. The maximum slope for local roadways is 5% per Table 4.05.1.1 of the 2023 COA Roadway Manual

4U. Show more slopes throughout the plans. Minimum slopes shall be:

- 0.5% for concrete
- 1.0% for asphalt
- 2.0% for grass/lawns

Per 2.08.1.06 of the 2023 COA Roadway Manual

4V. Add the note found in section 4.05.10 of the 2023 COA Roadway Manual

4W. "Cores showing the adequacy of pavement in accordance with an approved soils report and pavement design are required prior to issuance of street permits. If the developer cannot prove adequacy, they will be responsible for the removal of existing pavement and replacement with the properly designed pavement. A minimum of 24 feet of pavement or one-half of the street section, whichever is less, is the required replacement. Any construction beyond the centerline of the street in order to match existing grades and to make a safe, drivable surface will also be the developer's responsibility."

4X. Where are contours tying in?



- 4Y. ADA curb ramp proposed across 6th Avenue and Frontage Road. No receiving curb ramps for the crossing are provided.
- 4Z. Advisory Note: Inlets are not allowed within 5' from any curb return point.
- 4AA. Advisory Comment: Riprap may be needed here (see relined location on sheet 7)
- 4BB. NEW DIRECTION FROM THE CITY: Do not show cross pans in infrastructure/site plans.
- 4CC. Note that the maximum slopes for access drives are 4% when sloping down to a public street and 6% when sloping up to a public street.
- 4DD. Site plans for intersecting streets must have one review cycle prior to the approval of these civil plans to ensure streets are located properly.
Add curb return note:
"PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS. IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH A SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT."
- 4EE. What is this slab? (See sheet 9 – south of 6th and west of Valdai)
- 4FF. Is the leader for the special paving limits correctly located at Valdai and Street A intersection?
- 4GG. Show slopes. The maximum allowable is 4:1, 3:1 may be allowed with handrails.
- 4HH. Label MUE in this area.
- 4II. Special paving will require a license agreement. Please contact Grace Gray ASAP. License agreements must be executed prior to civil plan approval.
Grace Gray
ggray@auroragov.org
(303) 739-7277

5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 5A. Show 6th Avenue west of Picadilly to show E-W lane alignment.
- 5B. Show base signing striping on all roads shown to support the development of PA-5.
- 5C. Show base signing striping on all roads shown to support the development of PA-5.
- 5D. Add street name sign at all STOP locations.
- 5E. Add roadway widths.
- 5F. Call out all pavement markings and signs.
- 5G. Call out the STOP sign.
- 5H. Show receiving ped ramp and crosswalk bars.
- 5I. Show and callout base signing and striping on the Frontage Road
- 5J. Show the north side of the road and sidewalk along 6th Avenue If the sidewalk is not present add a note the N-S ped ramps are to be deferred.
- 5K. Add ped ramps, extend crosswalk bars across the frontage road, and call out all base signing/striping.
- 5L. Provide RRFB and associated signs.
- 5M. Show and call out all base signing/striping.
- 5N. Add sight triangles per COA TE-13.
- 5O. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace as needed.
- 5P. Verify mature plant height meets COA 4.04.2.10 requirements, typ.
- 5Q. Mature plant height exceeds COA 4.04.2.10 requirements. remove/replace.
- 5R. 50' min spacing between trees and stop signs.
- 5S. Replace note 5 on sheet 22: All proposed landscaping within the sight triangle shall follow COA Roadway Specifications, Section 4.04.2.10.'

**6. Aurora Water** (Daniel Pershing / 303-739-77646 / ddpershi@auroragov.org / Comments in red)

- 6A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
- 6B. Show WL stub out of SDH Pkwy to ensure the pavement isn't removed when this line is connected in the future. The size of the stub must be in conformance with the MUS/PIP
- 6C. If a waterline stub is anticipated for street C, please show and label it.
- 6D. Label slope (Pond A south of future street A, sheet 8). Ensure this is Max 3:1.
- 6E. Label the size of the stub and connection to the existing main.
- 6F. Show the waterline stub for street A and label size in conformance to MUS.
- 6G. If a stub is anticipated for this TEE, please show it (see redline on sheet 11). Otherwise, remove this symbol.

7. PROS (Curt Bish / 303-749-7437 / mteller@auroragov.org / Comments in purple)

- 7A. After the May 2 meeting during which broad drainage and stormwater management planning issues were discussed, including whether a proposed detention pond could be co-located with a multi-purpose turf area in the future neighborhood park, PROS has reconsidered its position with respect to existing dedication and development criteria and whether the facilities can co-exist. Consequently, PROS is willing to allow the multi-purpose turf area of the park to be within the detention pond. Additionally, the civil plans for the detention pond must be designed to reflect PROS' input to enhance the compatibility and functionality of the pond for recreation use.

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

- 8A. The Title Commitment should be updated to be current.
- 8B. There are several locations showing "specialty paving" as shown on the Landscape plans (See sheet L1 and so on).
- 8C. The specialty paving stones in the R.O.W. will need to be covered by a License Agreement. Send your document to licenseagreement@auroragov.org to start the process.

9. Mile High Flood Control District (Mark Shutte / 303-455-6277 / mschutte@mhfd.org)

- 9A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:
 - Outfall and Emergency Spillway from Pond A
- 9B. We have no further comments on the submittal package provided as part of the Partner ID listed above. We will continue to coordinate with the developer's consultant on specific drainage design related to Pond A within the Preliminary Drainage Report review with RSN 1605613.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)
MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10010888
Partner ID:	1589783
MEP Phase:	Referral

Date: May 1, 2023
To: **Aja Tibbs**
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	AURORA ONE PA5
Location:	Aurora
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Outfall and Emergency Spillway from Pond A

We have no further comments on the submittal package provide as part of the Partner ID listed above. We will continue to coordinate with the developer's consultant on specific drainage design related to Pond A within the Preliminary Drainage Report review with RSN 1605613.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE
Project Manager
Mile High Flood District

