



Planning Division  
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March 2, 2021

Chad Rabon  
Aerotropolis Area Coordinating Metro District  
7595 Technology Way, Ste 200  
Denver, CO, 80237

**Re: Fourth Review:** 38<sup>th</sup> Avenue – Infrastructure Site Plan  
Application Number: **DA-2199-00**  
Case Number: **2019-6046-00**

Dear Mr. Rabon:

Thank you for your submission, which we started to process on January 26, 2021. We have reviewed the 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.

Your Administrative Decision was official on February 24, 2021, however, a technical corrections submittal is required to address outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Ryan Littleton - HR Green, Inc. 5619 DTC Parkway, Ste 1150 Greenwood Village, CO 80111  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\\$DA\2199-00rev4.rtf



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Add note for slope variance (Public Works Engineering)
- Review intersection lane geometry (Traffic)
- Complete easement and right-of-way dedication (Real Property and Planning)

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

#### **1. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

1A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

1B. How are the interim Picadilly improvements south of 38<sup>th</sup> being coordinated?

1C. The City will accept a variance for swale slope but please add the note provided on sheet C-9 for the proposed temporary swales and state the specific entity that will be responsible for maintenance.

#### **2. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

2A. We are concerned about the southbound through lane geometry at the Picadilly intersection (no more than 6' offset allowed, 0 offset desired). The southbound left turn conflict with northbound left turns. Has this been looked at? Please reference Sheet C-7.

2B. As the interim condition is right or left only, why not have a single chevron only, and remove striping on one side? See Sheet C-9.

#### **3. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

3A. Add labels as shown on the redlines.

3B. Add adjacent plat references or add "Unplatted" where applicable.

3C. The easement and right-of-way dedications by separate document must be complete prior to recordation.