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June 29, 2023

Bill Parkhill  
Parkhill Development  
631 High Street  
Denver, CO 80218

**Re: Technical Submission Review – Metro Center Parcel A - Infrastructure Site Plan and Plat**  
Application Number: **DA-1489-25**  
Case Numbers: **2022 6034 00; 2022 3054 00**

Dear Mr. Parkhill:

Thank you for your initial submission, which we started to process on Friday, June 9, 2023. 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.

Since several important issues remain, you will need to make another submission in the form of a technical on or before Thursday, July 27. You will continue to submit the application till there are no remaining comments. 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 also specifically to 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 II

cc: Andrew Dunham Norris Design 1101 Bannock Street Denver, CO 80204  
Ariana Muca, Case Manager  
Filed: K:\SDA\1489 25tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Dawson Street section, master plan, and site plan are not cohesive. Work with your case manager on next steps.
- Include the elevated bike lane on Centrepoint to Dawson Street (Planning).
- The plat and site plan are not aligning (Real Property).
- Per the Design Guidelines, Dawson St. should have Uber/Lyft drop-off areas (Landscape).
- The design of the SUP within the trail easement should be further coordinated with PROS.
- Utility lines are not aligning with past Metro Center site plans (Utilities).
- Comments on signage and striping (Traffic).

### PLANNING DEPARTMENT COMMENTS

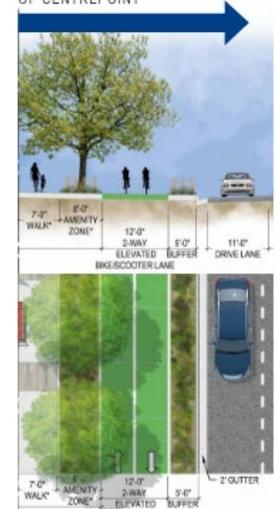
#### 1. Community Questions, Comments, and Concerns

1A. No citizen comments were received at this time.

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

- 2A. A Master Plan Amendment is required based on the changes in the site plan submitted. The section cuts and bike network need to be updated. Public Works also requested the PIP be updated. All these changes can be included in the Master Plan amendment. Please get in touch with your case manager to begin the application.
- 2B. Centrepoint needs to have the elevated bike lane through Dawson Street. West of Dawson Street it can move to a share ROW. The application is currently missing a large section of the elevated Centrepoint bike lane. Please add include upon the third submission.
- 2C. This application does have a plat associated with the site plan. Planning does not see any issues with this Metro Center Plat ahead of recordation.

2-WAY ELEVATED BIKE LANE  
ELEVATED BIKE LANE, NORTH SIDE  
OF CENTREPOINT



#### 3. Architectural and Urban Design Issues

##### Site Plan

- 3A. The Metro Center Plaza West clearly delineates that missing middle transit and food trucks will be located within the plaza. The response to the comment indicated these items would be located within the Dawson Promenade. These items are not shown along Dawson Street. Per conversations with the development team parking is important for commercial and getting rid of parking has been deterred. Staff would like to see missing middle transit and food trucks as part of the Plaza West. If pursuing adding these items into the Dawson Promenade, please indicate signage and parking stalls that will be utilized/updated.
- 3B. The Dawson Street Promenade is not being fulfilled per the master plan requirements. Site furnishing, lighting, designated drop-off areas, etc., must be shown on the site plan. Furthermore, the Dawson Promenade is to have a direct connection to the plazas. The expectation is these two items feel seamless for visitors and residents. With a 25.1% grade staff cannot see how the vision will be constructed.



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

##### Sheet L-1

4A. Add notes describing all instances when the trees provided do not meet the requirement.

##### Sheet L-2

4B. Change Litter Receptacle to Trash Receptacle for label consistency.

##### Sheet L-3



- 4C. Previous comment not addressed. Add contour elevation labels on all sheets.
- 4D. Add a description to the Native Seed Mix and Turf mix on the landscape schedule sheet. Consider changing the turf label to sod.
- 4E. Why were the separated bike paths removed? This was a proposed feature in the Master Plan.
- 4F. Bike Repair Station should be #5.
- 4G. I do not see any proposed trash receptacles on the plan. There is a specific minimum number of required Trash Receptacles, Bike Racks, and Benches for each street block per the Metro Center Design Standards and Guidelines (Public Realm). Please provide the minimum quantity of all street furnishings per block as required per the Design Guidelines.
- 4H. It is not clear where the proposed spade-cut edging is on the plans. This option is rarely approved by the city of Aurora. Please describe where it is proposed and the reasoning for its use. Or remove if not used.
- 4I. Per the Design Guidelines, Dawson St. should have Uber/Lyft drop-off areas.

*Sheet L-4*

- 4J. Please add trash receptacles to these plaza areas.
- 4K. The Bike Repair Station should not be in a landscape bed.
- 4L. Add max heights to retaining wall labels.
- 4M. Please consider adding a small radius to this trail intersection.

*Sheet L-12*

- 4N. Per city landscape code, this cannot be just one long strip of irrigated turf. Please revise by adding a mix of appropriately sized plants that provide visual interest in all seasons.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 5A. No further comments.

**6. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))**

- 6A. The site plan will not be approved until the master plan amendment is approved.

*Cover Sheet*

*1 of 40*

- 6B. For simplicity, please remove the light fixtures identified for the public streets from the site plan. On the civil plans, if they are COA owned and maintained, they will be required to be one of the pre-approved fixtures.

*Section Sheet*

*2 of 40*

- 6C. These sections don't match what is proposed for Dawson Street. The separated bike lane was removed with this submittal. If the section is going to be changed, please ensure it is captured with the master plan amendment required for Alameda Dr.

*Row Easement Sheet*

*4 of 40*

- 6D. Minimum 20' lot corner radii for intersections of local and collector streets.

*Row Easement Sheet*

*5 of 40*

- 6E. The ROW is required to be dedicated.

*Site Plan*

*8 of 40*

- 6F. Minimum 25' curb return radii for intersections between local and arterial streets.

*Grading Plan*

*10 of 40*

- 6G. Remove the cross pan from the site plan. This is a new standard comment for site plans. Cross pans will be included and reviewed as part of the civil plans.
- 6H. Minimum 20' curb return radius for intersection of a local and collector street.



6I. Minimum 28' FL-FL width required in conformance with Standard S14.3.

*Grading Plan*

*12 of 40*

- 6J. Repeat: 4:1 max slope in public ROW. The slopes for Dakota either need to be revised, or coordination with RTD is required. The third option is to designate this portion of Dakota as private.
- 6K. Max 3% grade for 95' from the intersection per Section 4.05.4 in the Roadway Manual.
- 6L. Repeat: 4:1 max slope in public ROW.
- 6M. 5.0% max slope for a local urban road. A variance request is required for this slope. Please provide a letter directly to my email: [jbingham@auroragov.org](mailto:jbingham@auroragov.org) identifying the criteria in the Roadway Manual that the variance is being requested for and the justification. the City Engineer will make the ultimate determination if the variance is allowable.

*Plat*

*2 of 3*

- 6N. This centerline does not match the site plan through this intersection.

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

*Signage and Striping Plan*

*Sheet 20 of 40*

- 7A. Please see site plan for dimension call outs.
- 7B. Call-out parking lane pavement markings.
- 7C. Where is the end of parking lane and the beginning of RTL?
- 7D. Need to illustrate opposing approach due to NB through movement to show continuity.

*Signage and Striping Plan*

*Sheet 21 of 40*

- 7E. Remove bike lane marking.
- 7F. R3-17, BIKE LANE sign required (24"x18").
- 7G. Traffic Signal Easement needs to be shown.
- 7H. Recommend reverse curving taper to provide maximum width of median for back-to-back left turn lanes.
- 7I. Show SB approach for alignment purposes to NB lanes.

*Signage and Striping Plan*

*Sheet 22 of 40*

- 7J. Remove markings.
- 7K. Need to illustrate right turn egress only (and how traffic will not ingress), curb ramps and crosswalk.
- 7L. Label parking lane marking.
- 7M. R3-17, BIKE LANE sign required (24"x18").
- 7N. Label Bike lanes.
- 7O. Update test to say lane not sharrow.

**8.Utilities** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 8A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

*Utility Plan*

*Sheet 16 of 40*

- 8B. Kairoi is at signature set and not showing nor utilizing this stub. Please remove from these plans and ensure alignment matches what is shown on Kairoi Civil Plans.

*Utility Plan*

*Sheet 18 of 40*

- 8C. Further discussion is required with water alignment.
- 8D. WM is in direct conflict with Inlet. Comment response states this will be updated with future submittals and a solution will be finalized with City Staff.



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

9A. No further comments.

**10. Real Property** (Maurice Brooks / (720) 587-2657 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

See the red line comments on the plat and site plan. The easement names and the Lot and Tract areas should match the platted information. Send in the updated Title Commitment and the current Certificate of Taxes Due.

*Road and Easement Map*

3 of 40

- 10A. Many areas where the plat needs to match the site plan exactly.
- 10B. Show and label all proposed and existing easements - match the plat(s).
- 10C. Delete this easement - it's already expired – see site plan.
- 10D. See site plan for text updates.
- 10E. Add the Lot line Bearing, Distance and curve data (typ.) where indicated on site plan.
- 10F. Add the Tract line Bearing, Distance and curve data (typ.) where indicated on site plan.
- 10G. Please check with Engineering to see if this should be in an easement.

*Road and Easement Map*

4 of 40

- 10H. Many areas where the plat needs to match the site plan exactly.
- 10I. Show and label all proposed and existing easements - match the plat(s).
- 10J. Delete this easement - it's already expired – see site plan.
- 10K. See site plan for text updates.
- 10L. Add the Lot line Bearing, Distance and curve data (typ.) where indicated on site plan.
- 10M. Add the Tract line Bearing, Distance and curve data (typ.) where indicated on site plan.

*Road and Easement Map*

5 of 40

- 10N. Many areas where the plat needs to match the site plan exactly.
- 10O. Show and label all proposed and existing easements - match the plat(s).
- 10P. Please check with Engineering to see if this should be in an easement.

*Overall Site Plan*

7 of 40

- 10Q. Many areas where the plat needs to match the site plan exactly.
- 10R. Book 55, Page 33 dedicated this R.O.W. (Plat).
- 10S. See site plan for items to be deleted.

*Site Plan*

8 of 40

- 10T. This name may change - Confirm with Aurora Water.
- 10U. Questions on dedication, please see site plan.

*Plat*

1 of 3

- 10V. Delete this rectangle - the County needs a 7" x 3" space with no text in the space.
- 10W. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.
- 10X. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.
- 10Y. Small text updates throughout the general notes.

*Plat*

2 of 3

- 10Z. Please confirm with Engineering dept. to see if the R.O.W. should be connected here.
- 10AA. Show and label the boundary line of Tract C here (Detail?).
- 10BB. Book 55, Page 33 dedicated this R.O.W. (Plat)



**11.PROS (Michelle Teller / 303-739-7154 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / comments in mauve)**

*Site Plan*

- 11A. For any sites coming to PROS for ownership and maintenance, a separate irrigation plan submitted directly to PROS is required.
- 11B. Note that all irrigated spaces require a 2-year maintenance and warranty period prior to turnover to PROS for final ownership and maintenance.
- 11C. It is unclear if the full improvements with the trail easement are intended for PROS ownership and maintenance, this should be clearly stated in the plan set.
- 11D. All programmatic elements must meet PROS standards if anticipated for turnover; this would include the trash receptacles, pet waste stations and other elements.
- 11E. Design of the SUP within the trail easement should be further coordinated with PROS. Per the Manager of Parks & Forestry, PROS would like to see the playground redesigned into an amphitheater type space that can be used for small scale events. It may be well suited for the adjacent commercial to utilize, residents to request 'temporary use permits' to program or even for small scale city run events.

*Plat*

- 11F. Include notes of what specific tracts will be owned and maintained privately vs given to the city.
- 11G. Trail easement is being called 'Tract A' instead of an easement. Clarification on if this is changing from an easement to a dedicated tract is needed.
- 11H. Identify tract or easement.
- 11I. Site plan and plat names are inconsistent. Please revise.
- 11J. Who is owning Tract C if not part of the ROW?