

July 30, 2021

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

Re: **First Technical Review (4<sup>th</sup> Overall): 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 May 7, 2021. 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](mailto: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

## *First Technical Review*

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

#### **PLANNING DEPARTMENT COMMENTS**

##### **1. Completeness and Clarity of the Application**

1A. Why is the 38<sup>th</sup> Place entrance at E-470 being removed from the ISP? Will that entrance continue to operate until the interchange is complete?

**RESPONSE:** *38<sup>th</sup> Place was initially designed as a primary marketing entrance for an early community opening. Delays in approvals and the opening date has changed the marketing direction of the Community. With the introduction of the interchange schedule and further evaluation of marketing direction, the Master Developer has decided to reduce focus on 38<sup>th</sup> Place and focus on the interchange and The Aurora Highlands Parkway entrance.*

1B. The amendment areas are not clearly identified on Sheet C-3, and don't appear to include all the areas touched by this amendment. Please add clouding to the areas being changed. Staff also requests a working copy of the map that includes a written description of the additions and changes, ie. new signage, regrading, landscape buffer added, etc..

**RESPONSE:** *Additional clouding has been added.*

##### **2. Landscape Issues**

2A. Please schedule a meeting to walk through the landscape plans and proposed changes to include buffers. The purpose of the meeting will be to verify the calculations and make sure all proposed buffers are consistent with the adjacent Site Plans.

**RESPONSE:** *Meeting was held with Debbie Bickmire and an exhibit was provided.*

2B. Please add a Key Map to Sheet L100.1 with references to adjacent Site Plans. Include all Site Plans that have been approved or have open active applications for review.

**RESPONSE:** *Key map has been added.*