



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

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July 21, 2022

Bill Parkhill  
Parkhill Development  
631 High Street  
Denver, CO 80218

**Re: Technical Submission Review – Metro Center Parcel B – Infrastructure Site Plan**  
Application Number: **DA-1489-23**  
Case Numbers: **2022-6010-00**

Dear Mr. Parkhill:

Thank you for your technical submission, which we started to process on Friday, July 13, 2022. 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.

A technical correction submittal will be required following the decision to address all outstanding redline comments on or before Thursday, August 11, 2022. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Eva Mather - Norris Design 1101 Bannock St Denver Co 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1489-23tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update intersection and parking per Public Works and Fire and Life Safety specifications.
- Repeat comments (Planning).
- Planting beds need to be updated to meet Master Plan standards (Landscape).
- Very specific turning radius concerns (Fire and Life Safety).
- Resubmit the Traffic Study (Traffic).
- Please start the easement release process (Real Property).

### PLANNING DEPARTMENT COMMENTS

#### 1. Introduction Letter

- 1A. No further comments.

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

- 2A. *Repeat Comment:* Enlarge the Vicinity Map and add a north arrow. This has been stated a bit and please let the case manager know if you need a site plan manual. As per the manual, the vicinity map should be 3 inches by 4 at a scale that the map includes the closes arterial street intersection and all surrounding local roads. The perimeter roads need to be labeled.

#### 3. Urban Design Issues

- 3A. *Repeat comment:* Add pedestrian lighting as per the master plan, not just street lighting. To expand on the previous comment the Granby Promenade as called out on the Urban Parks and Public Realm within the Metro Center Master Plan clearly includes enhanced pedestrian lighting to create the main street aesthetic of the Granby Promenade. Planning is looking to see pedestrian-scaled lighting along Granby.

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

##### *Sheet L-12*

- 4A. Per Design Standards and Guidelines, the enhanced concrete shall be an acid etch finish. Update description.
- 4B. Update detail and sheet reference numbers.

##### *Sheet L-13*

- 4C. This landscape plan was reviewed internally with multiple planning staff. Using the Metro Center Design Standards and Guidelines for reference, we concluded that your proposed streetscape design option of a 45' long plant bed with and without stepper pavers can only be used when adjacent to residential development. If there is adjacent parking, add the stepper pavers. If there is no adjacent parking, no stepper pavers are necessary. If the proposed adjacent use is commercial (or ground floor commercial in multi-use development), you must design the streetscape as originally planned with the plant beds around 6'x15' as was shown on your first submittal and was the original intent of the Metro Center Design Standards and Guidelines.
- 4D. Please check the street tree species list per street as shown in the Metro Center Design Standards and Guidelines.
- 4E. Please add a label and detail reference to the Concrete Stepper pavers within each block. Also include the pavers in the legend in groups of two so that it is distinctly different than the bench symbol.
- 4F. Update Key Map sheet numbers.
- 4G. Change to 'Enhanced Concrete Paving' per Design Guidelines.
- 4H. In order to approve the 45' wide plant bed option adjacent to residential development, you must add the 15' wide enhanced concrete paving areas at the originally designed intervals adjacent to the widened plant beds on all street frontages.
- 4I. Is this cobble mulch? Please consider adding low growing plant material to this area or add this cobble hatch to the legend.
- 4J. Please double check the Design Standards & Guidelines on the required quantity of bike racks, trash receptacles and benches per street frontage. Not per street. For instance, Dakota Ave. requires one trash receptacle per street frontage and I only see one on the south street frontage.



- 4K. Add a note that addresses and clarifies that as site plans are submitted and approved for each block, this streetscape design layout shall be amended and modified so that the future curb cuts will be planned into the design and not appear to be an afterthought when constructed.

*Sheet L-14*

- 4L. Update matchline numbers.

*Sheet L-15*

- 4M. Is this area just wood mulch?

*Sheet L-17*

- 4N. Update matchline numbers.

*Sheet L-19*

- 4O. Please provide a plan view layout example of the 45' long plant beds. Include the concrete stepper pavers with dimensions, adjacent enhanced concrete and plant symbols for reference. Add these detail references to the landscape plan labels.

- 4P. Per Design Standards and Guidelines, the Enhanced Pavement must include an acid etch finish.

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

### **5. Civil Engineering (Julie Bringham / 303-739-7306 / [jbringham@auroragov.org](mailto:jbringham@auroragov.org) / Comments in green)**

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

- 5B. Add note on the cover page: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

- 5C. Note 18 : Does this apply to this project? Seems like it's from a different project.

*Overall Site Plan*

*6 of 19*

- 5D. Roadway Manual section 4.04.5.01: All roadways shall intersect at 90 degrees +/- 5 degrees. Please verify that this intersection meets these criteria.

- 5E. Ensure the intersections meet COA standard detail 14.3. The minimum width of the street shall be 28' approaching the intersection, typical all intersections.

- 5F. Why are these proposed?

- 5G. Add note to any shown driveway cuts "Prior to final acceptance of public improvements, if the adjacent site is not under construction, curb cuts and cross pans must be removed and replaced with sidewalk, landscaping, curb and gutter at the developer expense. The developer acknowledges the risk of constructing curb cuts and curb return access points without approved civils for the adjacent sites"

*Grading Plan*

*Sheet 7 of 19*

- 5H. *Repeat Comment:* Minimum 2% slope in unpaved areas, typical.

- 5I. Label as private storm on.

- 5J. Max 3:1 slope, this area looks unusual, please check. For Parcel 5B.

*Landscape Plan*

*Sheet 14 of 19*

- 5K. Show underground storm sewer on the LS sheets, typical.

*Plat Sheet 2*

- 5L. Include signal easement- couple of instances.

- 5M. Is this leader pointing at the correct spot in detail c?

- 5N. Granby Street does not match site plan.

- 5O. Centerline geometry for Center connecting to Centerpoint?

### **6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

- 6A. Update not provided with this submittal. Additional comments may be necessary associated updated TIS



*Overall Site Plan*

*9 of 19*

- 6B. Show Fraiser Ct extended and add receiving ped ramps.
- 6C. Show access on parcels outside the site plan.
- 6D. Show the south bound turn lane on southwest.
- 6E. Add ped ramps E-W to this leg.
- 6F. Add a stop sign going into Lot 1.
- 6G. Label R1-1 and R3-5R to the northern end of Granby.
- 6H. Show eastern and northern legs of intersection to show lane alignment.

*Detail*

*10 of 19*

- 6I. Small typo.

*Landscape Plan*

*11 of 19*

- 6J. Edit note 12 as shown on site plan.

*Landscape Plan*

*13 of 19*

- 6K. Check that 50' min spacing from STOP sign to upstream first tree is provided.

*Landscape Plan*

*15 of 19*

- 6L. 0' min spacing between STOP sign and tree, typ.

**7. Utilities** (Steven Dekoski / 303-739-7249/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Utility Plan*

*Page 8 of 19*

- 7A. MUS shows WL on the northern side of this parcel connecting to Fraser and Granby.
- 7B. MUS shows 12" WL extended to the north. Please revise.

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Site Plan Sheet*

*6 of 19*

- 8A. These intersections and roadways appear to not meet city standards. Please work with Engineering to ensure roadway and intersection meet COA standards.

*Plat Page 3*

- 8B. Provide 26' inside turning radii. The fire apparatus must be able to maneuver in all directions.

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

- 9A. Please start the easement release process. Please note this process will be tied to the Civil Drawing review. The Civil drawings will not be approved until the completion of the easement releases.
- 9B. Any easements that are no longer needed can be vacated by separate document. Start the process by contacting Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

*Sheet 6 of 19*

- 9C. Add and label this "Open Space easement".
- 9D. Match the Plat and site plan with lot titles.
- 9E. Add the block under lot titles.

*Sheet 8 of 19*

- 9F. Add and label this "Open Space easement".

*Plat Sheet 1*

- 9G. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.



9H. Update the Title Commitment to be within 120 calendar days of the plat recording date.

*Plat Sheet 2*

9I. Add W.E. = Water Line Easement.

9J. Is this a "Public" easement"? Confirm with PROS.

9K. Change this to "waterline easement" (W.E.) – couple instances.

*Plat Sheet 3*

9L. Confirm with Fire/Life Safety that these radii will work for the Proposed Fire Lane easement  
See the red line comments on the plat and site plan. Send in the separate documents that may be needed for the completion of the site review. On the plat make sure the easements are the same as the standards for the types stipulated by the requesting department. On the site plan: make sure the Lots and Blocks match the plat references. Please specify if the Open Space easement is “Public” or private. You may confirm this with the PROS Dept. Continue working to complete the easement release process for the easement release. Make sure you have sent all the necessary documents to [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org). If needed, refer to the web link: Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

March 21, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: Metro Center Parcel B ISP – 2<sup>nd</sup> referral, Case # DA-1489-23**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the 10-foot-wide utility easements as shown within all lots for **Metro Center Parcel B – ISP**.

The property owner/developer/contractor is reminded 1) to complete the application process for any new natural gas or electric service, or modification to the existing natural gas *distribution* facilities along East Alameda Parkway via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and, 2) for additional easements that will need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

Please note that PSCo has existing high-pressure natural gas *transmission* pipeline facilities within the Chambers Road right-of-way. Should there be any activities in this area, the property owner/developer/contractor must contact PSCo's Encroachment Team for development plan review at:  
[https://www.xcelenergy.com/encroachment\\_application](https://www.xcelenergy.com/encroachment_application)

Also note that contrary to Comment 13 on the response letter, PSCo provided a response letter March 21, 2022.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)