



Planning Division  
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June 10, 2022

James Cochran  
Aspen Capital Partners  
4950 S Yosemite St F2 Ste 112  
Greenwood Village, CO 80111

**Re: Third Submission Review – Aspen Business Park - Master Plan**  
Application Number: **DA-2304-00**  
Case Numbers: **2022-7001-00**

Dear Mr. Cochran:

Thank you for your submission. 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 outside agencies. Several changes were made since the last review that requires revised plans to be submitted prior to scheduling the Administrative Decision. Please review the attached comments and notify me if you have any questions.

Please revise your previous work and send us a new submission on or before July 1, 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 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Catherine Wilkinson - Grey Wolf Architecture, 17301 W Colfax Avenue #140 Golden, CO 80401  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\2304-00rev3.rtf



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

1A. An application to amend the Murphy Creek GDP and to revise the location of Yale Avenue is anticipated very soon. You need to coordinate with the Murphy Creek developer and CDOT to finalize the ultimate location of the Yale / Gun Club Road intersection. The importance of this collaboration is to ensure the appropriate location of a full access, signalized intersection on Gun Club Road. Please contact us if you would like us to set up a meeting to discuss the alternatives.

1B. Several changes were made with this submittal that require revisions prior to the Administrative Decision. Among these are the referenced acreages for the Planning Areas and the sum of area in the Land Use Table. Additionally, we would like to discuss the Gun Club Road access to ascertain what changes, if any, the applicant may want to explore.

1C. A late referral was made to CDOT; however, their comments have not yet been received. Their comments will be provided to the applicant immediately upon receipt.

#### **2. Zoning and Land Use Comments**

##### **TAB #3: Context Map**

2A. Revise the boundary for the Murphy Creek Master Plan as shown on the redlines.

##### **TAB #8: Land Use Map**

2B. Show an arrow to indicate access can connect to the property to the north in the future.

2C. The acreage of the Planning Areas does not match the total in Form D. Check how numbers are rounded.

2D. Revise the scale and map per the redlines and make the same revisions on the Open Space Map.

##### **TAB #10: Urban Design Standards**

2E. Signage standards are still a little confusing. Per the UDO, if a building has more than one tenant, individual tenants are permitted up to 80 square feet of signage and no more than 5 signs. You can defer to the UDO standards; limit the size and quantity of individual tenant signage; or, a combination of the UDO allowance with limitations. As written, your standards are not specific to single tenant buildings vs. multi-tenant buildings. You are not required to include tenant requirements in the Master Plan.

2F. Please clarify what you mean by “recessed lighting.”

2G. Eliminate repetitious statements.

##### **TAB #11: Landscape Standards**

2H. Review street buffer standards for consistency.

2I. Add a note that the maximum height of retaining walls in detention areas is 48’.

2J. What is meant by 50% living landscape? In what area? Without a better understanding staff recommends the note should be removed.

2K. Remove/add landscape requirements as noted.

2L. Please address redline comments and edits.

##### **TAB #12: Architecture Standards**

2M. Add the note provided on the redlines.

##### **TAB #13: Public Improvement Plan**

2N. The internal street section has been changed. Per the pre-app notes, the expectation is the internal streets would be consistent with the public street standard and include detached sidewalks. Comments were made to address a discrepancy in labels. Please revise the section per the previous review of provide a justification for the change.

2O. The acreages for each Planning Area should be consistent with the Master Land Use Plan.



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

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

#### **Tab #13 Public Improvement Plan**

3A. The Master Plan will not be approved by public works until the Master Drainage Study is approved. Comments were provided 2/17/22 and no subsequent submittal has been made.

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

#### **Traffic Impact Study**

4A. Coordination with Murphy Creek regarding the realignment of Yale is highly encouraged in order to fully optimize the access management along the Gun Club corridor.

4B. Please coordinate with CDOT regarding their review of the results of this study to support needed access permits onto the State Highway facility.

4C. Coordinate traffic comments with the PIP.

#### **Tab #13 Public Improvement Plan**

4D. Coordinate access permits with CDOT (TIS revision still needs CDOT review).

4E. Future Yale Ave. is proposed to be shifted 660' north measured from the southern edge of the existing Yale Ave. right-of-way. Coordination with Murphy Creek is strongly encouraged.

4F. Show traffic movements on Gun Club Road consistent with the traffic study.

4G. Call out access spacing dimensions for all access points.

### **5. Aurora Water** (Nina Khanzadeh / 303-739-7382 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

#### **Master Utility Report**

5A. Address minor comments.

### **6. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in purple)

#### **Tab #9: Open Space, Circulation, and Neighborhood Plan**

6A. How did you arrive at the open space numbers? What area is above the floodplain and meeting the 24-hour recovery period? The previous comment was to provide a Planning Area (PA) for detention and a separate PA for the required open space dedication. As outlined, it is difficult to tell what is proposed.

### **7. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

7A. A full review of the Public Art Plan is forthcoming. Ms. Bloom is on medical leave. The comments will be sent by separate cover upon receipt.

### **8 Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

8A. See attached comment letter.

### **9. Mile High Flood District** (Mark Schutte / [submittals@udfcd.org](mailto:submittals@udfcd.org))

9A. We appreciate the opportunity to review. We have no comment on the materials provided with this submittal but we are interested in reviewing future drainage reports and drainage improvements.

### **10. RTD** (C. Scott Woodruff / 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

10A. The RTD has no comment on this project.



**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

May 20, 2022

City and County of Denver Development Services  
201 West Colfax, Department 205  
Denver, CO 80202

Attn: Deborah Bickmire

**Re: Aspen Business Park - 3rd referral, Case # DA-2304-00**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **Aspen Business Park** and has no additional concerns at this time.

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