



May 6, 2020

Ryan Loomis  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: Re: First Submission Review: 1680 S Tower Rd – Street Vacation  
Application Number: DA-2218-01  
Case Number: 2020-8002-00

Dear Mr. Loomis,

The following are written responses to the City comments for your review. We have also included responses on the redlines PDF for your review.

Responses:

## **PLANNING DEPARTMENT COMMENTS**

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

1A. One comment was received from an adjacent property owner / neighbor with concerns about how this street vacation will impact traffic on Andes Circle. Please reach out to this neighbor to discuss his concerns and provide a summary of your conversation with the next submittal. Your Case Manager can provide the contact information for Mr. Brungardt.

*Name:* Branden Brungardt

*Comment:* Concerns with narrowing a street that has people exceeding the speed limit at all hours and a school bus stop. Are there plans for a speed bump? Also taller/new fences to block out the extra traffic from the development? Is the walking path going to move closer to the owners fence during this project. Any plans for a stop light on the northwest side of Andes circle there has been multiple accidents on this corner as there is no merge lane.

**Response:** We sent an email and copied Ryan Loomis on the correspondence to the neighbor listed. Please see the email attached to this document.

### **2. Planning Comments** (Ryan Loomis / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / 303-739-7220)

2A. Please remove the AutoCAD SHX items. The next submittal will not be accepted if these remain visible in the “Comment” section of the PDF. It makes it difficult for staff to review and add comments to the document.

**Response:** We removed all the SHX comments.

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Landscape Architecture & Planning#  
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867#

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

3A. Please send in the closure sheet for the legal description to confirm the area being vacated.

**Response: Closure sheet included.**

**4. Arapahoe County** (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

4A. Comment received and no further comments.

**Response: Noted**

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

5A. Letter received. No further comments.

**Response: Noted**

Sincerely,



Layla Rosales  
Principal

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Landscape Architecture & Planning#

10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867#

## Anthony Files

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**From:** Anthony Files  
**Sent:** Wednesday, May 6, 2020 6:03 PM  
**To:** dirtbikeforlife@msn.com  
**Cc:** Loomis, Ryan  
**Subject:** RE: 1680 Tower Road Street Vacation

Mr. Brungardt,

Thank you for your correspondence concerning our East Bend project. We received an email from The City of Aurora with your concerns and below are the responses to your questions and concerns.

1. Concerns with narrowing a street that has people exceeding the speed limit at all hours and a school bus stop.

Response: The street width will be increased slightly from 24' to 34' from curb to curb. The intent of the street vacation is to narrow the limit or boundary of the street and add more area for landscape next to the street. We are also installing curb, gutter, and a detached 5' sidewalk along the west side of South Andes Circle.

2. Are there plans for a speed bump?

Response: The city and a traffic study for the project determined there is no speed bumps needed.

3. Also, taller/new fences to block out the extra traffic from the development? Is the Walking path going to move closer to the owners fence during this project?

Response: Our project will not impact the east side of South Andes Circle, so no changes will be made to the fences or sidewalk along that portion of the road.

4. Any plans for a stop light on the northwest side of Andes circle there has been multiple accidents on this corner as there is no merge lane.

Response: Yes, the City will be installing a traffic signal at the north intersection of Tower Road and South Andes Circle. We will contribute a portion of the cost and dedicate land for the traffic signal location.

Thank you for bringing your questions and concerns to our attention. If you require further information of our project, please contact us with the information below.

Sincerely,

*Anthony "Ziggy" Files*  
Senior Associate



**Terracina Design**

10200 E Girard Ave  
Suite A-314  
Denver, CO 80231  
Office: 303-632-8867 ex.115  
[afiles@terracedesign.com](mailto:afiles@terracedesign.com)

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**From:** Loomis, Ryan <rloomis@auroragov.org>  
**Sent:** Thursday, April 30, 2020 10:40 AM  
**To:** Anthony Files <afiles@terracinadesign.com>  
**Subject:** RE: 1680 Tower Road Street Vacation

Hi Anthony,  
See below.

Name: Branden Brungardt  
Organization: 1592 s Biscay CT  
Address: Aurora COLORADO 80017  
Phone: 3033328982  
Email: [dirtbikeforlife@msn.com](mailto:dirtbikeforlife@msn.com)

Comment: Concerns with narrowing a street that has people exceeding the speed limit at all hours and a school bus stop. Are there plans for a speed bump? Also taller/new fences to block out the extra traffic from the development? Is the Walking path going to move closer to the owners fence during this project. Any plans for a stop light on the northwest side of Andes circle there has been multiple accidents on this corner as there is no merge lane.

Thank you,

Ryan Loomis

Senior Planner  
Planning and Development Services Department | City of Aurora  
office 303.739.7220



**Thank you for your message. Because of the ongoing impact of the Coronavirus, the City of Aurora is focused on providing essential services to our residents and its restricting the number of employees in the office in order to help stop the spread of COVID-19. At this time, I am working in the office only on Mondays and Wednesdays 8-5pm, and will be working from home Tuesday, Thursday and Friday. I will return your email as soon as possible.**

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**From:** Anthony Files <[afiles@terracinadesign.com](mailto:afiles@terracinadesign.com)>  
**Sent:** Thursday, April 30, 2020 10:36 AM  
**To:** Loomis, Ryan <[rloomis@auroragov.org](mailto:rloomis@auroragov.org)>  
**Subject:** RE: 1680 Tower Road Street Vacation

Ryan,  
I hope all is well!

Can you provide me with the contact information for the neighbor with comments on the street vacation comment letter? We will reach out to him with answers to his questions and respond to his comments. I assume we will contact him over email and we will copy you on the correspondents, please let me know if you had a different idea. Thanks for your help!

Thanks,

*Anthony "Ziggy" Files*  
Senior Associate



**Terracina Design**

10200 E Girard Ave  
Suite A-314  
Denver, CO 80231  
Office: 303-632-8867 ex.115  
[afiles@terracedesign.com](mailto:afiles@terracedesign.com)

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**From:** Chapel, Susan <[schapel@auroragov.org](mailto:schapel@auroragov.org)>

**Sent:** Thursday, April 23, 2020 10:07 AM

**To:** [Jason.Pock@mdch.com](mailto:Jason.Pock@mdch.com); Anthony Files <[afiles@terracedesign.com](mailto:afiles@terracedesign.com)>; Allen, Meg <[mkallen@auroragov.org](mailto:mkallen@auroragov.org)>; Geyer, Mark <[mgeyer@auroragov.org](mailto:mgeyer@auroragov.org)>

**Cc:** Loomis, Ryan <[rloomis@auroragov.org](mailto:rloomis@auroragov.org)>

**Subject:** 1680 Tower Road Street Vacation

Attached are review comments for the above named project. The comments and redlines are now on the website. Please contact Ryan Loomis at 303-739-7220 or [rloomis@auroragov.org](mailto:rloomis@auroragov.org) with any questions that you may have.

Thank you,

Susan Chapel

Project Coordinator

Planning and Development Services Department | City of Aurora  
office 303.739.7144



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COVID-19 Operating Status: Aurora Municipal Center is closed to the public through April 20th. All meetings with city staff will be through telephone or video conference. Other processes related to development review and inspections are currently operating as usual. See Aurora's [COVID-19 webpage](#) for up to date information.