



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

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November 6, 2019

Ted Laudick
Aurora High Point at DIA Metropolitan District
5632 Silver Bluff Court
Parker, CO 80134

Re: Initial Submission Review: Liverpool Street Extension – Infrastructure Site Plan
Application Number: DA-1746-21
Case Number: 2019-6051-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, October 14, 2019. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, December 3, 2019.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Adam Bent, Martin / Martin Consulting Engineers, 12499 W Colfax Avenue, Lakewood, CO 80215
Susan Barkman, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1746-21rev1.rtf



Initial Submission Review

1. Planning (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. Please update the Letter of Introduction. Per the pre-application meeting notes, please include a brief discussion of the possible connections to the north in the future. In addition, please remove the variance request as it is not part of the ISP process. The variance must be reviewed and requested with the Preliminary Drainage Report and a determination will be made by the City Engineer.

1B. The acreage of the project in the Letter of Introduction is different than is noted on the Cover Sheet of the ISP. Please resolve this inconsistency.

1C. Revise the Vicinity Map so that the project site is the focal point of the map. It should show roughly the area from Dunkirk Street and E-470 so there is better context. The Tower Road corridor should not be included.

1D. Provide a Data Block on the Cover Sheet of the ISP. It should include the present zoning classification(s), overall ISP area, hard surface area, and landscape area. Calculations should be in both acres and square feet.

1E. Note the Planning Area of the fire station from the FDP to be consistent with other Planning Areas.

1F. Include the typical widths of the sidewalk and landscape area on the Landscape Plan.

1G. Address other redline comments throughout the ISP.

1H. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your Site Plan mylars can be routed for signatures or recorded. Please review these CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final mylars.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Sod is not permitted in the tree lawn, even if it considered xeric. Please update the Landscape Plan to only include shrubs and / or ornamental grasses. Refer to Section 146-4.7.5(C) in the UDO.

2B. According to the High Point at DIA FDP, there is supposed to be a 10' wide concrete sidewalk along Liverpool Street. Is this going to be provided as a separate meandering sidewalk in addition to the 8' detached sidewalk?

2C. Please do not provide single species of trees in a row. There should be 3-4 trees used along the street for aesthetic consistency and growth.

2D. Address other redline comments on the Landscape Plan.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. Add the requested note to the Cover Sheet.

3B. The ISP will not be approved by Public Works until the Preliminary Drainage Report is approved.

3C. Add a note indicating that the proposed street light locations are conceptual. Final street light locations will be determined by the Street Lighting Plan submitted with the Civil Plans.



4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

4A. Add requested traffic signal escrow note to the Cover Sheet.

4B. The Master Traffic Impact Study includes a 4-lane section with two southbound through lanes between 64th Avenue and 65th Avenue. The ISP should be consistent with that.

4C. Add note regarding sight triangles to Sheet 3.

4D. Label sight triangles for the intersection of 65th Avenue and Liverpool Street.

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

5A. The open space adjacent to Liverpool Street should incorporate a meandering sidewalk and enhanced landscaping per the FDP. The sidewalk should be set back further and must meander through this space. Two sidewalks are not needed. Final improvements to open space need to be coordinated with PROS as completion of the improvements should be timed with Liverpool Street improvements.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

6A. The Master Utility Study shows a 16" waterline continuing of the east across E-470. Please show this stub on Sheet 2.

7. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

7A. Add a hydrant where noted on Sheet 2.

7B. Show the location of the fire station sign for the opposite direction of traffic.

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

8A. Dedicate the street right-of-way by separate document. Please contact Andy Niquette to begin this process and provide him with all necessary items to establish the proposed right-of-way.

9. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

9A. See the attached comment letter.

10. Denver International Airport (Tim Hester / 303-342-2391 / tim.hester@flydenver.com)

10A. See the attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
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donna.l.george@xcelenergy.com

November 1, 2019

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

Attn: Sarah Wieder

Re: Liverpool Street Extension, Case # DA-1746-21

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Liverpool Street Extension**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities crossing the northern part of the project, and perpendicular to the southern part of the project.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. The cover over these facilities must be maintained throughout the project. However, be advised that there may have been a subsequent change of grade from the original installation. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Should the project require any modification to the existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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

Ms. Sarah Wieder
Planning Department Case Manager
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Liverpool Street Extension - Preliminary Plat/Infrastructure Site Plan

Dear Ms. Wieder,

Denver International Airport received your referral later dated October 17, 2019 for DA-1746-21 Liverpool Street Extension - Preliminary Plat/Infrastructure Site Plan. We appreciate the opportunity to comment on the proposal and DEN provides the following comments:

- DEN Real Estate recently completed a Strategic Development Plan that identified the 72nd and Himalaya District for future development. The Liverpool extension will connect with this development district. Additional information on the 72nd and Himalaya District can be found on pages 40-43 of the Strategic Development plan at:
https://www.flydenver.com/sites/default/files/realestate/DEN_SDP_ExecutiveSummary.pdf
- The Liverpool Street Extension is located within DEN's 10,000' Critical Area for Wildlife Attractant Separation Criteria. The USDA wildlife biologists assigned to DEN manage DEN's Wildlife Hazard Management Plan and request coordination on the location of detention/retention ponds. Landscaping and vegetation proposed for this development must also comply with FAA requirements for wildlife hazard mitigation. The Preliminary Drainage Report states that the northerly basin requires a new water quality and detention facility prior to being released downstream to Pinon Draw per the latest Master Drainage Report. DEN and USDA requests to be involved as design progresses to allow for additional comment on the final placement of potential hazardous wildlife attractants.
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- DEN requests a coordination meeting to discuss the items identified above.

Thanks again for the opportunity to review and comment on the Liverpool Street Extension and we look forward to working together on this future development.



TIM HESTER, AICP
SENIOR AIRPORT PLANNER

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