



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

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June 2, 2022

Bill Parkhill  
Parkhill Development  
631 High Street  
Denver, CO 80218

**Re: Second 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 second submission, which we started to process on Friday, May 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.

Since several important issues remain, a technical submission will be required after your Planning Commission hearing. 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.

Your Planning and Zoning Commission public hearing date is set for Wednesday, June 22, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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\1489-23rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Traffic Comments to be forwarded from Traffic Engineer.
- More robust site plan delineation on the hierarchy of bike lanes and signage (Planning).
- Please redesign tree pits (Landscape).
- Very specific turning radius concerns (Fire and Life Safety).
- Potential conflicts with light pole, STOP sign, fire hydrants and landscape (Traffic).
- Xcel comment attached.

### 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.

#### 3. Urban Design Issues

- 3A. Add pedestrian lighting as per the master plan not just street lighting.
- 3B. *Repeat Comment:* A site plan with a bike lane and pedestrian signage should be submitted for staff to review for any potential points of conflict.

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

##### *Sheet L-11*

- 4A. While changing the tree openings from 15' long to 45' long does provide more surface soil volume for better growing conditions for the street trees, it does not meet the urban streetscape design intent of the Metro Center Design Standards and Guidelines. Having a plant bed 45' long increases the likelihood of people walking through the plant bed to the sidewalk when exiting the parallel parking areas. In addition, it does not match the other development proposals that have already been submitted to the City within the Metro Center, like Legacy which Norris Design was a part of the design team. The larger tree openings (8'x45') are acceptable for streets without parallel parking, but the other locations should have tree openings closer to the 6'x15' standard design size.

##### *Sheet L-17*

- 4B. Please add a parallel parking label as requested on the last submittal or add a note that states this dimension is only applicable when there is parallel parking.
- 4C. The plant bed width dimension may need to be given a range if multiple sizes are implemented in the final design.

### 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.

##### *Overall Site Plan*

##### *6 of 16*

- 5B. Show the receiving ramp.
- 5C. Update the existing ramp to the southwest.
- 5D. Verify with traffic that the intersection angle of the streets is appropriate.
- 5E. The existing ramps are not directional and do not have truncated domes. Please update.
- 5F. Ensure the intersections meet COA standard detail 14.3. The minimum width of the street shall be 28' approaching the intersection, typical all intersections.



- 5G. Update the existing ramp.
- 5H. Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- 5I. Please add the following note: Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
- 5J. Specify the light fixture for the public street lights.

*Grading Plan*

*Sheet 7 of 16*

- 5K. *Repeat Comment:* Minimum 2% slope in unpaved areas, typical.
- 5L. Max 3:1 slope.

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

- 6A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

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

*Utility Plan*

*Page 8 of 17*

- 7A. Southwest corner see note 12" DIP.
- 7B. Include utility line sizes. (Water, sewer, storm).
- 7C. A new fire hydrant will be required for the relocation. Encroachments over the existing water line and utility easements to be covered under a license agreement.
- 7D. Advisory comment - valves can't be located in the curb & gutter.
- 7E. Size of the proposed storm on the north west corner.
- 7F. Add 24" DIP to existing waterline.

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

*Utility Sheet*

*2 of 17*

- 8A. See note to provide the modified urban street intersection detail.

*Site Plan Sheet*

*6 of 17*

- 8B. See comment to update inside turning radii to 29'.
- 8C. See comment to show all turning radii; Typical.
- 8D. See light pole encroachment comments.

*Utility Sheet*

*8 of 17*

- 8E. See note to remove an existing fire hydrant.

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

- 9A. 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 C1*

- 9B. *Repeat Comment:* Include a metes and bounds description.

*Sheet C4 through C5*

- 9C. Under the notes add “by separate document”.
- 9D. 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.

*Sheet C6*

- 9E. Add Lot and Block designation (typ.)



*Plat*

9F. Over a 105 comments regarding the plat. Visit the plat pdf to view the comments.

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

10A. See below for comments.



**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)

