

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



July 28, 2022

Bill Parkhill
Parkhill Development
631 High Street
Denver, CO 80218

Re: Initial Submission Review – Metro Center Parcel A Infrastructure Site Plan and Plat
Application Number: **DA-1489-25**
Case Numbers: **2022 6034 00; 2022 3054 00**

Dear Mr. Parkhill:

Thank you for your initial submission, which we started to process on Friday, July 1, 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, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, August 18, 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, September 28, 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.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Andrew Dunham Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Filed: K:\SDA\1489 25rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The landscape size and detailing need to be updated to meet master plan standards (Landscape).
- Concerns over intersection design (Fire and Life Safety) (Public Works).
- Show how trails and roads intersect (PROS).
- Comments regarding intersections, radius, and angles (Public Works).
- Please keep utilities in the roadway and not under curb ramps or sidewalks (Utilities).
- Please make sure the plat and site plan match (Real Property).
- Concern with the Metro Center Plaza master plan design and site plan compatibility (Planning).
- Traffic comments to follow.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received at this time.

2. Completeness and Clarity of the Application

- 2A. No changes are needed for the introduction letter.
- 2B. The title for the application shall read Metro Center Infrastructure Site Plan.
- 2C. Enlarge the Vicinity Map 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.
- 2D. All site plans shall be drawn at a uniform engineering scale of 1 inch = 40 feet or smaller.
- 2E. Update the sheet index to have just the numbering and sheet title.
- 2F. You do not need an existing ownership map – please delete it. Add the plat name, reception number, and lots and blocks to the site plan. There is no need for the existing ownership map.
- 2G. Include abutting zone districts, typical of all set plan sheets.
- 2H. The proposed storm line in the legend does not match the weight on the sheet.

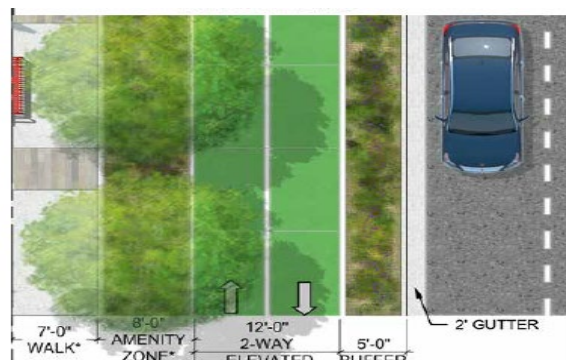
3. Architectural and Urban Design Issues

- 3A. Sheets with match lines need a key map. Allowing reviews to orient themselves during the review. The site plan sheets with a key map do not indicate anything on the keymap.
- 3B. Pedestrian scale lighting should be included for the trail system within parcel PA-A1. This was written in two instances in case the landscape team is only reviewing the landscape sheets.

Sections

2 of 32

- 3C. The existing East Centrepont Drive may have a typo. Is it a 8' walk or 9'?



*Site Plan**7 of 32*

- 3D. In the master plan, S Dawson Street is called out as an elevated bike lane, and the section has it as colored concrete. Please include details on the site plan calling out the elevated bike lane and the colored concrete being utilized. A detail or section cut can be included for further clarification.
- 3E. In the master plan on Urban Parks and Public Realm, the Greenway Park is a large portion of PA-A1 that calls out specific programming for the space. The expectation is that PA-A1 will build this on any CO of PA-A1. Please include this in the introduction letter.
- 3F. In the master plan under Metro Center Plaza West, there is a call out for last mile transit stations, food truck parking, enhanced paving, street furnishings, and bike racks. The infrastructure site plan does not have much room for many of these activities. The expectation is PA-A3 will build this on any CO of PA-A3. Please include this in the introduction letter.

*Details**16 of 32*

- 3G. Organize the sheet, so all the detailed titles are in line.
- 3H. Enlarge both ramp details.

*Landscape**17 of 32*

- 3I. The sheet is landscape notes, not "cover."

*Phasing Plan**9 of 32*

- 3J. The City and County are both recorded in black and white therefore; it would be more appropriate to use hatches instead of colors.

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)*Sheet L-1*

- 4A. Update notes.

Sheet L-2

- 4B. 2.5" Cal. Min. for deciduous trees.
- 4C. 2" Cal. Min. for ornamental trees.
- 4D. Per Design Standards and Guidelines, the enhanced concrete shall be an acid etch finish. Update description.

Sheet L-3

- 4E. Add contour elevation labels on all sheets.
- 4F. Change to 'Enhanced Concrete Paving' per Design Guidelines.

Sheet L-4

- 4G. If this is a future roadway connection, please change the proposed trees to shrubs.
- 4H. Add the unidentified hatch to the legend.

Sheet L-5

- 4I. Update matchline sheet references.

Sheet L-7

- 4J. The 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 with the plant beds around 6'x15' as shown elsewhere and was the original intent of the Metro Center Design Standards and Guidelines.
- 4K. 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.
- 4L. Please double-check the Design Standards & Guidelines on the required quantity of bike racks, trash receptacles and benches per street frontage. Not per street.
- 4M. 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.

- 4N. 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.

Sheet L-15

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

Sheet L-16

- 4P. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

6. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Cover Sheet

1 of 32

- 6B. Does note 18 apply to this application? Can it be deleted?

- 6C. Please add the following note: 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.

Sections

2 of 32

- 6D. Label the widths of the travel lanes and parking.

- 6E. Relabel South Dawson Street as a local road.

- 6F. Include the other Centrepont Drive cross section between Dawson and Alameda (road section 2 in the master plan).

Overall Site Plan

7 of 32

- 6G. Curb ramps are required at crossings.

- 6H. All roadways shall intersect at 90 degrees +/- 5 degrees.

- 6I. Label all curb return radii, typical.

- 6J. The intersection shall meet standard detail 14.3. The minimum width is 28', typical.

- 6K. Confusion regarding line work. Is it meant to be a wall?

- 6L. Streetlights are required for all public streets. Show the location of the lights and specify the pole height and luminaire type.

- 6M. Provide curb ramps on both sides of the intersection.



- 6N. Widen the sidewalk along Alameda to 10' per the master plan. Provide a sidewalk easement 0.5' behind the BOW.
- 6O. Dimension all existing sidewalks, typical.
- 6P. Label the maintenance access and associated easement on these sheets.
- 6Q. Please add the following note: Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted in the civil plan submittal.
- 6R. 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.

Overall Site Plan

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- 6S. Add the street label and ROW width.
- 6T. It's not clear what is occurring here with the sidewalk and bike lane. How are they meeting existing?
- 6U. Update the existing curb ramps.
- 6V. The minimum curb return radii for the intersection of a local and collector road is 20'.
- 6W. All roadways shall intersect at 90 degrees +/- 5 degrees.
- 6X. See comments on the plat regarding the lot corner radii.
- 6Y. What is the sidewalk connecting to?

Grading Plan

10 of 32

- 6Z. Show slope labels across the site.
- 6AA. Indicate the max height or height range for the retaining walls. Walls over 30" required railing. Walls over 4' or CIP walls require structural calcs. Provide a typical section for the wall.
- 6BB. Label slope, max 3:1.
- 6CC. What is going to happen to this inlet?
- 6DD. Maintenance access is required to the top of the outlet structure.
- 6EE. If these are walls, please label as such.
- 6FF. Label the slope in the bottom of the pond, minimum 2%.
- 6GG. Label as private if it is private.
- 6HH. Label the maintenance access. An access easement is required to connect the pond to ROW.

Grading Plan

11 of 32

- 6II. Label the existing pond and show the 100-year WSEL.
- 6JJ. Storm stubs would be private. Please call out.

Utility Plan

13 of 32

- 6KK. Add street label.

Landscape Plan

21 of 32

- 6LL. Ensure all trees are a minimum of 10' from storm sewer.

Details

32 of 32

- 6MM. Any concrete pavers in the ROW will need to be covered by a license agreement.

Plat

2 of 3

- 6NN. East Dakota Avenue needs to have a 20'.
- 6OO. South Dawson Street needs to have a 20'.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 7A. 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.



8. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 8A. 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.

9. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

- 9A. 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.

10. Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Utility Plan

Sheet 12 of 32

- 10A. Show/dimension utility easement for Sanitary.
10B. Please keep utilities in the roadway and not under curb ramps or sidewalk.
10C. Please relocate MH out of C&G.

Utility Plan

Sheet 13 of 32

- 10D. Show/dimension utility easement for Sanitary and water.
10E. Please dimension 5 ft separation from gutter per 5.04 of AW specifications. TYP on all roadways.
10F. Label all matchlines.
10G. Label all points of connection to existing infrastructure.

11. Aurora Water Revenue (Diana Porter / dsporter@auroragov.org)

- 11A. There are no Storm Drain Development Fees due, this is a replat of Centre Point 1.
11B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 2

- 12A. Work with Engineering to ensure that intersections meet City of Aurora standards.
12B. Advisory comment: It appears that a modified Urban street standard is being proposed. Anytime Urban street standards are being used, Midblock Emergency Setup areas must be established. Setup areas are required every 150' at a width of 26' to allow for aerial apparatus access. Therefore, subsequent site plans will need to address midblock emergency setup areas.
12C. Areas directly in front of fire hydrants may need to be cross hatch to ensure they are not physically or visually obstructed. Or relocate the fire hydrant to the tampered portion of the road to prevent the loss of a parking spot.
12D. The intersection doesn't appear to be a city standard and appears to be less than the minimum required widths. Please work with Engineering to determine the appropriate standard for this intersection.
12E. It seems that the overall site plan sheet should show the entire site in its totality, allowing the reviewers to conceptualize the site better. Then subsequent site sheets should reflect sections that are broken down into similar images demonstrated on this site. Please check with your assigned case manager to determine if the overall sheets need to be revised as mentioned above.

Sheet 8

- 12F. Has traffic approved this entrance since it is near the RTD entrance?

Sheet 12-13

- 12G. Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround. Please verify this hammerhead turnaround design has been approved by engineering.
12H. See fire hydrant location comments.
12I. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The



location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 21

12J. Please show and call out existing and proposed fire hydrants.

13.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

Cover Sheet

1 of 32

13A. Add a property description pre COA 2022 Site Plan Checklist.

Existing Ownership Sheet

3 of 32

13B. 345.00' per plat?

13C. Show & Label Lots, Block, & Areas (Typical).

13D. Show proposed street ROW (Typical).

Existing Ownership Sheet

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13E. 26' radius per plat.

Preliminary Plat

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13F. 10.0' Utility Easement Cannot overlap Exclusive 6' Gas Easement (Typical).

Preliminary Plat

8 of 32

13G. 10.0' Utility Easement Cannot overlap Exclusive 6' Gas Easement (Typical).

Plat

1 of 3

13H. Provide the most recent AES Board Monument records matching the described monuments hereon. Provide title work dated within 120 days of plat acceptance date. Provide a closure report with significant digits (0.00' & 00°00'00") matching property description.

13I. Label all publicly dedicated roads (Typical) on the vicinity map.

13J. 2.02" = 2,020' Expand vicinity map to cover 1/2 mile each direction from the site.

13K. The owner needs to match the title work.

13L. General notes number 4: East Alameda Avenue, East Alameda Drive, Sable Boulevard, East Dakota Avenue, and South Dawson Street?

13M. General notes number 6: Dated with 120 days?

13N. Show opposite side of E Alameda ROW per.

13O. COA 2022 Subdivision Plat Checklist Item #14.

Plat

2 of 3

13P. If the abutting property is a street right-of-way or alley (existing or proposed), show abutting right-of-way lines, widths, and recording information that created the street or alley. You also need to show public or private streets that line up across the abutting streets or easements (proposed or existing). Show the street names.

13Q. Show controlling monuments in the Center line of Alameda Avenue or on the northerly ROW? AES Board Rule 1.6.E. Standards for Land Surveys 3. Procedural Techniques a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.

13R. Utility Easement Rec. No. B3083509?

13S. Does RTD own this in fee? (See Rule & Order) Amend Sub Boundary accordingly.

13T. Site Plan shows 75' drainage easement?

13U. Is this blanket in nature?

13V. Public Access, Drainage, and Utility Easement?



- 13W. Site Plan shows street continuing through will ROW be dedicated by separate document?
- 13X. Drainage & Utility Easement?
- 13Y. Utility easement cannot overlap the 6' Gas Easement (See Note 8. on Sheet 1) (Typical).

Plat

3 of 3

- 13Z. Utility Easement Rec. No. B3083509?
- 13AA. See note previous page?

14.PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / comments in mauve)

Sheet 3

- 14A. Trail cuts out, show full connection.

Sheet 7

- 14B. As this is now proposed to be a full ROW, show how trail and RTD users will cross E. Dakota. Provide an enhanced connection across to provide the safe crossing, a HAWK system or grade separated crossing would be ideal.

Sheet 19

- 14C. Provide table noting the acreage of the sup being provided, what is required by the master plan and if there are any deficiencies between what is required and what is proposed.
- 14D. Show locations for public art per the requirements of the master plan for this SUP.
- 14E. Per the master plan, there should be a bike repair facility within this sup.
- 14F. Pet waste stations should also be provided throughout and noted on the legend.

Sheet 20

- 14G. Call out the bike racks on the plan, hard to see them or if they are there.
- 14H. Varied seating options are noted per the master, can walls throughout be designed to be seating as well? Also, the boulders could be good seating options as well if installed correctly.
- 14I. Provide benches or other seating options close to the playground for parents watching children.
- 14J. Provide cut sheet for the playground equipment, boogie board and any other play equipment provided.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 15A. Approved no additional comments.

16.Arapahoe County (Sarah White / 720-874-6500)

- 16A. Thank you for the opportunity to review and comment on this project. the Arapahoe county planning division has no comments; however, other Arapahoe county departments and/or divisions may submit comments.

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

- 17A. Comments submitted are not for this project, instead, comments are for DA-1556-22 Painted Prairie Phase Five.

18.Mile High Flood District (Mark Schutte / 303-455-6277)

- 18A. No Comment.