



Planning Division
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AuroraGov.org

July 5, 2024

Jason Perrin
Horizon Uptown (Denver) SPV, LLC
4400 MacArthur Blvd, Suite 740
Newport Beach, CA 92660

Re: Initial Submission Review: Horizon Uptown Phase 8 – Infrastructure Site Plan and Plat
Application Number: DA-1469-16
Case Numbers: 2024-6025-00; 2024-3029-00

Dear Mr. Perrin:

Thank you for your initial submission, which we started to process on June 10, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

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 July 29, 2024.

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 Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Tyler Scarlett, Merrick & Company
Brit Vigil, ODA
Filed: K:\\$DA\1469-16rev1.rtf



Initial Submission Review

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

- 1A. Ensure that the Amendment Block is empty. Please move the “811” graphic to another location.
- 1B. Add the percentages to each category in the Data Block where requested.
- 1C. Include the case number for the adjacent Phase 7 Site Plan (CN 2024-4010-00) on the applicable sheets.
- 1D. Is the curbside landscape area for the north side of 8th Avenue still being included as part of the Phase 7 Site Plan? Please verify.

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

Sheet 2

- 2A. Update Note #4 per redline comments.

Sheet 13

- 2B. Update the City of Aurora Standard Notes.
- 2C. Update the Plant Schedule to include the plant sizes and quantities of each plant.
- 2D. Even out the use of the three tree species per redline comments.
- 2E. Provide the missing tree symbol.
- 2F. Ornamental grasses are required to be 5-gallon when provided in the curbside landscape.
- 2G. Provide the color of the rock mulch.
- 2H. The calculation used to determine the plant material within the curbside landscape is incorrect.

Sheet 14

- 2I. Only do matchlines where there is another sheet matching to it. This applies to all landscape sheets.

Sheet 15

- 2J. Label Tempe Street.
- 2K. Darken the edges of the sidewalk.
- 2L. Make the rock mulch hatches slightly darker as they are difficult to see.

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

- 3A. The in-process Master Plan Amendment to the PIP must be approved prior to the approval of the Site Plan.
- 3B. Include the subdivision name where requested.
- 3C. On Sheet 2, label the 7' parking lane to match the local type 1 typical section.
- 3D. Add the requested note to Sheet 2.
- 3E. Label the roadway classification, ROW width, and public / private denotation for all streets.
- 3F. Indicate the paving material on all sheets.
- 3G. Label / dimension all existing and proposed easements.
- 3H. Move the notes that are currently on Sheet 6 to the Grading Plan sheets.
- 3I. Clearly dimension the public ROW on all sheets.
- 3J. Add slope arrows that are perpendicular to the existing and proposed contours to the requested sheets.
- 3K. Include a scale bar on the requested sheets.

4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 4A. Update the sight distance triangles at 10th Avenue and 9th Place per redline comments on Sheets 6 and 7.

5. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 5A. The sanitary sewer needs to end at a manhole.
- 5B. Curbside sod is no longer permitted per Aurora Water's turf ordinance, which limits turf to 500 square feet or programmed areas. Update the note on Sheet 13.
- 5C. All light poles must be a minimum of 5' to the edge of fire hydrants and water meters.



6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 6A. Update the code cycle in the Data Block to 2021 IRC.
- 6B. Add the requested note to Sheet 2.
- 6C. Verify that the local type 1 section matches the requirements from the Roadway Manual. The local type 1 detail provided on Sheet 2 appears to be incomplete.
- 6D. Advisory Note: All intersections along Tempe Street must meet the requirements from the Roadway Manual. Please work with Traffic and Engineering to ensure all intersections are compliant.
- 6E. Provide confirmation that Aurora Water has approved the dead-end water main at 10th Place and Tempe Street.
- 6F. Update the Landscape Plan to show the locations of all fire hydrants, etc. See redline comments on Sheet 13.

7. PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org / Comments in purple)

- 7A. The trail, which was part of a school campus design initiative that PROS staff participated in with APS, falls within the project boundary of this ISP. Has any coordination occurred with APS to explore the potential of consolidating the trail and the 20' maintenance access path along the drainage channel into one shared corridor rather than having two parallel, somewhat duplicative investments constructed independently? If both are co-located, the common alignment should be adjusted and provided in the resubmittal.

8. Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org / Comments in purple)

- 8A. Storm drain development fees are due prior to final mylars in the amount of \$22,473.99 if paid in 2024 (18.095 acres x \$1,242). Please contact Melody to receive the invoice.

9. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. Address all redline comments on the Plat and ISP.
- 9B. Send in the closure report for the Plat exterior boundary per COA 2024 Subdivision Plat Checklist (Item #19D).
- 9C. Send in the State Monument Records for the aliquot control corners used on the Plat.
- 9D. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the Plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
- 9E. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 9F. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.
- 9G. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

10. Aurora Public School District (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 10A. APS will construct a P-8 school within Horizon Uptown to open for the 2026-27 school year. The Horizon development team and the City of Aurora PROS department have been participants in the district's design advisory group for the new school facility. As part of site design for the school, the design team determined that additional land is needed in order to properly site and orient the shared school and park playfield. Therefore, the Horizon development team suggested increasing the school site area to include approximately 16.5 acre.



- 10B. The Horizon Uptown Filing #8 Plat accurately depicts the shape and size of the school site that APS and the developer agreed on. The additional acreage for the school site will be included as part of the joint school and park land use area. The 16.5 acre school site will be dedicated and maintained by the school district. Outdoor amenities such as the playfield, recreation areas and parking lots will be available for community park use when not being used for school related activities. APS, the developer, and PROS coordinated within the design advisory group to integrate and connect the school and community park uses.
- 10C. APS will request cash-in-lieu of land for the remainder of the school land requirement above the 16.5 acre school site as site plans are approved. Cash-in-lieu is needed to serve high school age students at an offsite location. Cash-in-lieu will be based on fair market value of zoned land with infrastructure in place.