

Planning Division  
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Aurora, Colorado 80012  
303.739.7250



November 17, 2023

Geoffrey Babbitt  
Torero Land Investments, LLC  
2953 S Peoria Street, Suite 200  
Aurora, CO 80014

**Re: Second Submission Review:** Aurora One – Master Plan Amendment with Adjustment  
**Application Number:** DA-2241-08  
**Case Number:** 2020-7004-01

Dear Mr. Babbitt:

Thank you for your second submission, which we received on October 26, 2023. The letter contains comments from all city departments. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

Since some 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 December 8, 2023 to remain on schedule.

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 & Development Services Department

cc: Julie Gamec, THK Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-08rev2.rtf



## Second Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Identify the Eagle Ridge Master Plan on the context map in Tab 3 as it is relevant to this Master Plan.
- 1B. Update the timeline of the public art in Tab 7 and address comments from the Public Art Coordinator (see Item 6).
- 1C. The number of units noted in the Land Use Matrix should be 920 units, not 650 units. Please update.
- 1D. Change the label for Multi-Family to “MF” instead of “MFA” on all land use maps.
- 1E. Make minor text revision in Tab 10.
- 1F. Please “flatten” the PIP before resubmitting so that comments cannot be moved and selected. All changes should be formally bubbled and include a delta next to the changes.
- 1G. Please note that all major comments on the PIP from Civil Engineering and Aurora Water must be addressed before the amendment can proceed for an administrative decision. Please coordinate with them prior to resubmitting if there are additional questions so that the administrative decision is not further delayed after the next review.
- 1H. Please note that the masonry standards identified in Tab 12 for single-family attached townhomes and multi-family do not comply with the masonry requirements in Section 146-4.8.6.D of the UDO (or the previous Zoning Code), which requires a minimum of 50% masonry for townhomes and a minimum of 60% masonry for multi-family. The expectation is that masonry will meet city standards. Please update this in the Master Plan so there are not conflicts during Site Plan review.

### **2. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 2A. The road called out on the PA Exhibits needs to be continuous, not a cul-de-sac. Please update.

### **3. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. Repeat: Please clarify what this Regional Public Improvement Project is on Page 3. If it is referring to MARIA, please remove this statement. It is understood that the north half of the street improvements are defined as an extraordinary public improvement per the Rule and Order. However, the funding mechanism cannot be placed on MARIA without the consent of all of the parties.
- 3B. Repeat: Please clarify what this Regional Public Improvement Project is on Page 4. If this is referring to MARIA, this statement is not applicable. Aurora One is responsible for the listed improvements with the triggers identified in the planning area text (as was confirmed by the comment response). To be clear, MARIA cannot be responsible for the improvements listed unless it is agreed to by all parties within MARIA, which is still under development at this point.
- 3C. The city has not agreed to modifying the Picadilly Road section down to a collector. Please revise to the required arterial. Coordination regarding this item is ongoing.
- 3D. Rome Street improvements are also required as shown on the exhibit. Please include them for PA-2 along the frontage. If they are already indicated in this list, please identify that in the comment response.
- 3E. Repeat: This statement on Page 8 does not match the exhibit. Comment response indicated it was removed but it may have been accidentally left in on this submittal.



3F. Include the sidewalks for Stephen D. Hogan Parkway along the planning area frontages for PA-11, PA-13, and PA-14.

3G. Coordination is ongoing regarding Picadilly Road and the proposed section. The 4 lane arterial is not presently acceptable north of Stephen D. Hogan. This will not match the required section for Horizon Uptown north of 6<sup>th</sup>.

3H. Per NEATS, Picadilly is 6-lanes north of SDH/6<sup>th</sup> and 4-lanes south of SDH/6<sup>th</sup>. Please show 2 sections, one for north of SDH and one for south of SDH. The section south of SDH should match the Eagle Ridge Master Plan section including 114' of ROW, 14' detached walk, 10' landscape, 14' & 12' travel lanes, and 14' raised median. The section north of SDH should be the same as the previously approved master plan and the Horizon Uptown Master Plan.

3I. Revise the sidewalk on Picadilly to 14'.

3J. The section in Tab 9 doesn't match the PIP.

3K. Remove the lighting standards from Tab 9 as the lighting will be reviewed / approved as part of the civil plans and should not be defined to this level in the Master Plan.

**4. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

4A. The improvements called out on Page 7 of the PIP should be constructed along with the improvements of PA-2 rather than with PA-4.

4B. Some of the improvements on Page 8 of the PIP are not shown in the exhibits. Please revise.

**5. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

5A. Remove the requested text in Tab 9 as it is confusing to interpret.

**6. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

6A. Thank you for updating the public art plan budget based upon new land use details. Given that the changes result in a significant reduction in the total budget for the Professional Artist, we suggest that this funding be focused entirely on the Primary Public Art Location. Please include details for this piece in the appropriate Site Plan.