

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



June 28, 2023

Ted Laudick
Skydance Metro District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Initial Submission Review: Skydance Improvements Phase Two – Infrastructure Site Plan
Application Number: DA-2283-02
Case Number: 2023-6027-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, June 5, 2023. We reviewed it 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, community members, 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 July 24, 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, City of Aurora
Planning & Development Services Department

cc: Will Sokol, Silverbluff Companies
Cesarina Dancy, ODA
Filed: K:\\$DA\2283-02rev1.rtf



Initial Submission Review

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

1A. Review the attached comments / concerns received from the adjacent property owner to the north regarding the proposed infrastructure improvements. Please address and respond to all written and redline comments with the next submittal.

1B. Update the Letter of Introduction per redline comments.

1C. Fill out the data block with the next submittal.

1D. Add a sheet index to the cover sheet.

1E. Make the vicinity map larger and include updated street names.

1F. Update the name of the Site Plan on all sheets to include the correct street names, or title it “Skydance Improvements Phase Two – Infrastructure Site Plan.”

1G. Include references to the other Skydance ISP where applicable and note the case number (CN 2022-6052-00). Relevant improvements outside the scope of this ISP should be grayed back for context.

1H. Include the correct street names provided by Phil Turner instead of “Street D,” Street J,” etc.

1I. Per the Master Plan, the sidewalk along Picadilly Road should be a 10’ meandering sidewalk with a minimum of 70’ of open space. Please show this with the next submittal.

1J. Add cross street names where applicable.

1J. Fix the key map numbers on the landscape plan.

1K. Show the median and the median design.

1L. Please note that the required Development Application invoice in the amount of \$18,232.00 must be paid prior to resubmitting. This invoice was emailed to the applicant on June 7, 2023.

2. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 2

2A. Update this note to also include the timing and triggers for the landscape installation for the detention ponds.

Sheet 11

2B. Remove these notes. Only provide the city required landscape notes. No contractor related notes as the city does not review landscape construction drawings.

2C. Include the detention pond and the required landscaping in two locations.

2D. No alleys are proposed with this ISP.

2E. Remove the language that references the previous landscape code.

Sheet 12

2F. The numbers do not correspond to the detail on this sheet.



Sheet 13

- 2G. Boxwood are nice evergreen shrubs but do not perform well here. Please select a different shrub.
- 2H. While this conversion is correct, it only applies when the grasses being provided are 1 gallon. According to the plant schedule, they are listed at 5 gallon.
- 2I. Revise the percentages per redline comments.
- 2J. Update the street names.
- 2K. Please include a Water Use Table and include the percentages for the high, medium and low water usage for the entire site area.
- 2L. On the Landscape Tables, Picadilly Road should be noted as the east side of the Right-of-Way.
- 2M. Relabel the roads in the landscape tables.
- 2N. Revise the percentages of ornamental grasses.

Sheet 14-17

- 2O. Label street names on the key map.
- 2P. There should be a 50' distance from the stop sign to the first tree.
- 2Q. Remove matchlines where requested.
- 2R. Label all stop signs.
- 2S. Add street names.

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 3A. Add, remove, or revise the requested notes on Sheet 2.
- 3B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections provided if desired.

- 3C. Show and dimension the ROW limits.
- 3D. Clean up the linework on Sheet 4 as it's unclear what is intended with the median in that area.
- 3E. Add the requested note to Sheet 4.



3F. Provide longitudinal slopes in the streets.

3G. Provide centerline information for the local streets.

3H. A ramp is required at T intersections.

3I. The linework on Sheet 8 makes it appear like this ISP is proposing the improvements that are called out. Please clarify which improvements are being proposed by this ISP.

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

4A. Add the requested note to Sheet 2.

4B. Extend the view at 56th Avenue and Picadilly Road to show how the intersection laneage aligns and the receiving pedestrian ramps. Also defer the pedestrian ramps and crossings at the intersection until it is signalized.

4C. Show the traffic signal easement.

4D. Call out taper rates and the base signing/stripping. Verify the taper rates meet CDOT SHAC criteria.

4E. Verify all auxiliary storage lengths are consistent with the MTIS.

4F. Show opposing accesses.

4G. The intersection was identified as right-out/right-in only in the TIS.

4H. Label all signs and remove signs where requested.

4I. Show receiving pedestrian ramp and add ramps where requested.

4J. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

5A. Call out all existing utilities.

5B. It appears that there is a hydrant shown in Picadilly Road. Please address.

5C. Per the approved utility study, Skydance is within pressure zone 3.

5D. Valves must be 2' from the lip of the gutter. This will need to be dimensioned on the civil plans.

5E. Adjust the call out leader and correct to 24".

5F. Show the full extent of the existing water main.

5G. Include flow direction arrow on the sanitary mains.

5H. The inlet appears to be behind the curb. Ensure all inlets are properly located within the road.

5I. What is the distance between the water and sanitary where noted on Sheet 5? The preference is for utilities to be 5' from the lip of the gutter whenever possible.



- 5J. Check the grading at intersections.
- 5K. Are there any proposed hydrants along Street D?
- 5L. Easements must be dedicated prior to civil plan approval.
- 5M. Pond access must be maintained.
- 5N. Include hydrants on the landscape plan to prevent conflicts.

6. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 3

6A. Show fire hydrants in street sections using the criteria in the example.

Sheet 4

6B. Relocate the existing hydrant to the position shown. Show lateral connection to the main with diameter and pipe material.

6C. The plans do not show existing hydrants in this section of Picadilly Road. From the review of hydrant plans, the red fire hydrant indicates the location of the existing hydrant. Please confirm on your next submittal.

6D. Based on the measurements, there is a discrepancy with spacing. Per the city water maps, the hydrants are spaced 500' apart. You appear to have 600' spacing. Please confirm existing hydrants.

6E. The proposed hydrant that is called out is acceptable, but you will have to remove the existing hydrant and lateral back to the main.

6F. There appears to be an existing fire hydrant that is no longer required. Please remove the fire hydrant and lateral back to the water main. On the utility sheets, show sizes of all existing and proposed water mains. Note where existing mains and fire hydrants will be removed and show and label new mains, laterals and fire hydrants.

Sheet 6

6G. Show connection to the water line on 60th Avenue.

Sheet 7

6H. Show connection to the water line on Tibet Road.

Sheet 12

6I. Show the existing and proposed hydrants on the landscape plan.

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

7A. Per the Master Plan, Picadilly Road is to have a 70' open space corridor with meandering walk to allow for open space credit. Please revise the Picadilly section to show the trail meandering through at least 25' set back from curb. The 70' is measured from the back of curb in. Also note that per the Master Plan, the entirety of improvements is not due until the adjacent planning area is designed/constructed, therefore the connector trails and any seating/trash receptacles associated with those connections may be completed with PA-2 and PA-18.

7B. Completion of the perimeter walk (PA-23) around the southern detention pond is required. Please show the connection into this perimeter walk and reference the location of existing connections on sheets. Landscape plans for this pond have not been reviewed yet by PROS. This is intended to get open space credit and include benches, landscaping, trash receptacles, security lighting and a perimeter trail (extent of which on south and west are unknown).



7C. The build out of the full right of way of Picadilly Road triggers the requirement to design and construct the landscaped medians. These need to be included into the ISP and must meet PROS standards for xeric medians. Please refer to the [PROS Dedication and Development Criteria Manual](#).

7D. Medians may be submitted to PROS as a separate submittal, but the preference is for the it to be included in the ISP. Please connect with PROS on intent for this and note that medians are required to be landscaped during last phase of ROW development. A specific PROS inspector will be on site during this time to provide your substantial completion notice and verify plant material each year.

7E. For the medians, be sure to note the following for your requirements: 1) Specific standard notes are required to be inserted into the plan set which include language around the required 3-year maintenance and warranty period. 2) A 15x50 maintenance access block is required on one nose of every median. 3) There is a maximum plant quality allowed and specific hardscape and plant material acceptable. Also refer to the Aurora Water Z-zone list for xeric plants acceptable in medians. 4) PROS had adopted a 'riverbed' style median for all new medians. Please refer to build examples such as Arapahoe Road (near South Aurora Parkway) for examples. 5) Trees and irrigation are prohibited in medians; therefore all medians will need to be truck irrigated for establishment.

8. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

8A. There are several notations saying the easement documents will be dedicated separately. Begin that process by sending the documents to dedicationproperty@auroragov.org. Any R.O.W. dedications may be sent to the same location to process.

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

8A. See the attached comment letter.



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ASSOCIATES

June 22, 2023

Ms. Sarah Wile
Planning Department Case Manager
City of Aurora
Planning Department
15151 E. Alameda Parkway, Ste 2300
Aurora, CO 80012

RE: Review of Development Application DA-2283-02 Case Number 2023-6027-00 Skydance

Dear Ms. Wile:

I would like to begin by thanking you for the opportunity to review the development application DA-2283-02 Skydance Infrastructure Site Plan No. 2 – Site Plan. As Sherman Associates (SAV Land Holdings West LLC) is actively processing the Everlea community it is key that all parties work together to make sure that all the proposed improvements are pursuant to city expectations and that they provide the highest quality and service for existing and future residents of Aurora. Sherman Associates has found it very difficult coordinating with the Skydance ownership and design team so these opportunities to comment on plans are often the first time we are seeing proposed improvements that have a direct impact on the Everlea property.

Below please find a brief summary of a few comments that Sherman Associates along with their design team would like to make on the plans. A pdf of the plans with more detailed comments is also included for your review.

General Comments are as follows:

- All proposed roadway, drainage and utility improvements at the interface with E. 60th Ave are subject to those "existing" improvements as shown. At this time, the design and status of these E. 60 Ave improvements is unclear and are critical to understanding the real impacts of this ISP #2 as they relate to the adjacent property north of E. 60th Ave.
- Contours and roadway slopes are not labeled on a significant amount of this plan so it is difficult to determine the potential impacts on regional drainage as well as potential infrastructure transitions and connections with adjacent property.
- Stormwater and utility infrastructure is inconsistently displayed or not at all at critical interfaces with other property.
- Limits of construction at interfaces with existing/future/adjacent infrastructure is unclear.



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- "Existing" contours within the area between E. 60th Ave, N. Picadilly Rd and Street D appear to create drainage basins that are not in conformance with the Skydance MDR. Because no interim swales, stormwater pipes with FES capture, or other drainage facilities are indicated for areas that will trap water, it is unclear whether current off-site runoff from the north will be adequately conveyed through N. Picadilly Rd and/or the Skydance property and to the required ponds in conformance with the Skydance MDR.

More specific comment for the intersection (E. 60th Ave & N. Picadilly Rd):

- Limits of project improvements are not indicated.
- How will traffic be handled here in interim condition? (Will S/2 of E. 60th Ave. be in place?)
- Proposed grading limits are unclear, off of subject property and do not reflect how this project will impact property to the north.
- No stormwater infrastructure shown. How will existing runoff from north be conveyed to Pond 840 in interim/final condition?
- 12" water connection at this intersection for E. 60th Ave per Skydance MUS. Will (a portion of) this be constructed with this project or already in place?

Thank you again for the opportunity to review these plans and if you should have any questions on the comments, please do not hesitate to contact me

Sincerely,

Donald Rosier, PE
Director of Business Development and Public Affairs | Rocky Mountain Region
Sherman Associates, Inc.





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 26, 2023

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

Attn: Sarah Wile

Re: Skydance Infrastructure Site Plan No. 2, Case # DA-2283-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **Skydance Infrastructure Site Plan No. 2**. PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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