

March 23, 2020

Jacob Cox
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

This letter has been written to provide response to the key comments listed in the library time notes dated 10/25/2019 for the Picadilly Road Infrastructure Improvements. City comments are provided in *Italics*, while our responses are listed in **Bold Text**.

Key Issues:

► *Public Improvements: Picadilly Road has been defined as a 6-lane arterial in this section, as has been proposed in the pre-app submission documents. A 10-foot wide tree lawn and 10-foot wide sidewalk will be required on both sides of Picadilly Road and 38th Avenue. Picadilly Road improvements shall meet current City of Aurora design and construction standards.*

WM Response: The Picadilly Road section as shown on the ISP plans matches the City's section listed above and what's listed in the PIP for MCC II.

► *Auxiliary Lane Coordination: Ensure that based on the bridge location, no required auxiliary lanes for 38th & Picadilly would need to extend to this bridge (or ensure the bridge accommodates the width). Accepted auxiliary lane lengths may be found in the approved Project Peak Traffic Impact Study, which is available from the City through the Open Records Request process.*

WM Response: The entire bridge will be constructed with this proposed ISP. It is assumed that the phase 1 section will be two lanes, with a center lane through the bridge. Additional turn lanes will be provided north of the bridge for the intersection of 38th.

► *First Creek Coordination and Water Quality: If the first Creek improvements are to be completed by others, coordination is required for the waterline lowering, culverts for bridge crossing, and road construction. Please verify sizing of the water quality basin. Provide all necessary easement/land dedication for the drainage appurtenances for Aurora Water to own and maintain.*

WM Response: The water quality and detention basin is shown on the ISP. Utility replacements are shown on the plans as well.

► *Drainage: A preliminary drainage report shall be submitted with the site plan. On-site water*

quality is required. Note that any temporary or permanent storm drainage facilities need to be sized for the entire tributary area. Storm sewer in Picadilly Road also shall coordinate with the outfall pipe from the Aurora Commercenter to the south.

WM Response: A PD has been provided and accounts for full buildout of upstream tributary area.

Planning Standards and Issues:

1. Zoning and Land Use Issues

The expectation is that curbside landscaping and sidewalks will be installed adjacent to the proposed street improvements and shown on this Minor Site Plan (Infrastructure Site Plan). Please comply with design standards in the applicable Master Plans for Green Valley Ranch East and Majestic Commercenter in addition to requirements in the UDO.

WM Response: As with the ISP for 38th, all landscaping will be deferred until the time of adjacent development. The first creek landscaping (and region detention pond) will be completed with the next phase of the first creek project, currently underway with The Mile High Flood District.

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for 10-foot wide detached sidewalks, and 10-foot-wide landscaped tree lawns with street trees. The expectation is that the required sidewalk width is maintained on both sides of the street at all bridge locations. At intersections, the sidewalk should be in line as opposed to radial.

Sidewalk and curbside landscaping will be required adjacent to the Xcel property on the west side of Picadilly Road immediately south of the project extent. Please clarify when these improvements along the Xcel property will be completed. It is recommended these improvements be included with this proposal.

WM Response: The initial improvement for Picadilly do not extend into the Xcel property. Coordination with Xcel is underway for the proposed roadway improvements required on their property in the future.

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete,

please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information.

WM Response: No environmental issues (beyond wetlands disturbance allowed in the CLOMR 404 permit) are expected.

4. Site Design Issues

Adjacent site development will require approved site plans in accordance with the UDO and applicable Master Plans.

WM Response: comment acknowledged

5. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

A. General Landscape Plan Comments. A landscape plan will be required as part of the Roadway Plan submission to address streetscape landscaping. During the review process, city staff will determine if phasing of the landscaping is necessary and how that may be completed. Landscape plans shall be prepared in accordance with the recently adopted Unified Development Code (UDO). The UDO effective date was September 21, 2019 and can be found online by clicking this link: [New Unified Development](#). The landscape comments provided herein are based upon the new code regulations and should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

The landscape plan shall include the necessary landscape table to demonstrate compliance with the required landscape treatment i.e. standard right-of-way landscaping.

WM Response: As with the ISP for 38th, all landscaping will be deferred until the time of adjacent development. The first creek landscaping (and region detention pond) will be completed with the next phase of the first creek project, currently underway with The Mile High Flood District.

6. Signage

No private signage is proposed with this project. Any signage proposed must be on private property and in accordance with Section 146-4.10 of the UDO and applicable Master Plans. A site plan is required.

WM Response: Comment acknowledged.

7. Adjustments

If you decide to request any adjustments, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in UDO Section 146-5.4.4.D. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

WM Response: no adjustments are requested at this time.

8. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

WM Response: Mineral Rights affidavit is attached.

Parks, Recreation & Open Space Department (PROS)

The First Creek future regional trail is planned as a grade separated crossing to be accommodated under the proposed bridge. PROS standards require that regional trails which cross arterial roads provide a grade separated crossing. This section must maintain a 10' height minimum with a 10' trail as has been planned and coordinated with Majestic. Please ensure that connections are made from the First Creek trail back to the sidewalk along Piccadilly road. Work with PROS on the design of the trail connections and ensure consistency with the Majestic FDP.

WM Response: A trail under Picadilly is shown on the ISP.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

► *If the first Creek improvements are to be completed by others, coordination required for the waterline lowering, culverts for bridge crossing, and road construction.*

WM Response: comment acknowledged

► *Please verify sizing of the water quality basin. Provide all necessary easement/land dedication for the drainage appurtenances for Aurora Water to own and maintain.*

WM Response: Water Quality basin sizing is included in our PD.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan and Subdivision Plat for review and comment.

Key Issues:

► *Picadilly Road has been defined as a 6-lane arterial as this section has been proposed in the pre-app submission documents. As the expected full section has been provided and pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.*

WM Response: Comment acknowledged

► *Ensure that based on the bridge location, no required auxiliary lanes for 38th & Picadilly would need to extend to this bridge (or ensure the bridge accommodates the width). Accepted auxiliary lane lengths may be found in the approved Project Peak Traffic Impact Study, which is available from the City through the Open Records Request process.*

WM Response: No auxillary lanes are required in the bridge location

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- *Picadilly Road improvements shall meet current City of Aurora design and construction standards.*

WM Response: comment acknowledged

- *A preliminary drainage report shall be submitted with the site plan. On-site water quality is required. Any temporary or permanent storm drainage facilities need to be sized for the entire tributary area.*

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

WM Response: The water quality pond and storm sewer has been sized for future development of the upstream tributary area.

Storm sewer in Picadilly Road also shall coordinate with the outfall pipe from the Aurora Commercenter to the south.

WM Response: The storm sewer south of the proposed phase 1 ISP will be accommodated in the future, along the west edge of Picadilly.

Sincerely,

Ware Malcomb



Chris Strawn
Principal