



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 13, 2024

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

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

Dear Mr. Laudick:

Thank you for your third submission, which we started to process on January 24, 2024. We reviewed it and attached our comments along with this cover letter.

The administrative decision date for this application is scheduled for March 6, 2024. Instructions regarding public notice requirements will be sent next week and must be completed by February 23, 2024 to remain on schedule. Following the administrative decision, a technical corrections submittal will be required to address all remaining comments outlined in this review letter.

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\2283-02rev3.rtf



Third Submission Review

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

- 1A. Make minor revision to the Data Block per redline comment.
- 1B. Switch the order of Sheets 8 and 9 as they are out of order.

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

- 2A. Repeat: 57th Avenue does not appear to be a local type 1 street based on the proposed parking. A local type 1 street is 34' from flowline to flowline. Please clarify which plan set is providing these improvements. They appear to be proposed with this application.

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

- 3A. Add taper rate where requested.
- 3B. Crosswalks should not be grayed out.
- 3C. Update the size of speed limit signs.
- 3D. Relocate the requested trees to not impact pedestrian visibility.
- 3E. Address other miscellaneous redline comments.

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

- 4A. Access to the top of the outlet structure should not be through the bottom of the pond. Access must be possible while the pond is inundated.
- 4B. Sheet 7 is showing a reducer on the waterline that isn't called out.

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

- 5A. Why have hydrant locations changed from previous submittals?
- 5B. Hydrant placement on the Landscape Plan is not consistent with Sheets 4-8. Please revise.