



Planning Division
15151 E. Alameda Parkway, Ste. 2300
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AuroraGov.org

January 9, 2025

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

Re: Second Submission Review: Aurora One Phase 2 Improvements – Infrastructure Site Plan and DPI
Application Number: DA-2241-09
Case Numbers: 2024-6028-00; 2024-9001-00

Dear Geoffrey Babbitt:

Thank you for your second submission, which we received on December 18, 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 many important issues remain, you will need to make another submission. Please revise your previous documents and upload a new submission on or before February 3, 2025.

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: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-09rev2.rtf



Second Submission Review

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

- 1A. Make the requested updates to the Data Block per redline comments.
- 1B. Remove the recorder's certificate from the Cover Sheet as it is no longer required by the county.
- 1C. Fix Note #13 on the Cover Sheet as it is not fully visible.
- 1D. Sheets 35-37 are missing from the Sheet Index. Please add with the next submittal.
- 1E. Make the Amendment Block taller since there is room on the sheet to allow more space for future amendments.
- 1F. Include the CNs for Horizon Uptown instead of the DAs on all sheets (as you have already done on Sheets 4 and 5). Some of them note CNs now and some of them note DAs, so there should be consistency.
- 1G. Please clarify the language in the Letter of Introduction, Deferral Request, and Site Plan to note that the deferral of improvements for Picadilly Road is only proposed south of Stephen D. Hogan Parkway.
- 1H. The section for 3rd Avenue (Street C) on Sheet 18 does not appear to follow the Local Type 3 cross section identified in the PIP and Site Plan.

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

Sheet 1

- 2A. Update Notes #4 and #5 per redline comments.
- 2B. Add a note on this sheet regarding a deferral of improvements, including landscaping, for Picadilly Road.
- 2C. Additional discussion is needed regarding landscaping in Pond C.

Sheet 22

- 2D. Include the 100-year water surface elevation.

Sheet 26

- 2E. Label 6th Avenue where requested.

Sheet 32

- 2F. Update Note #5 per redline comments.

Sheet 33

- 2G. Update the Standard Rights of Way and Curbside Landscape tables per redline comments.
- 2H. If landscaping is required for Pond C (pending discussion as part of a future meeting), include the Detention Pond Landscape table documenting conformance with the detention pond landscaping.

3. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

- 3A. Show the sidewalk along Stephen D. Hogan Parkway as "proposed" where requested on Sheet 2.
- 3B. Confirm who is building Future Shawnee Street.
- 3C. Show the 6th Avenue sidewalk connecting to Picadilly Road.
- 3D. Label the additional ROW on Sheet 7. Dimension the additional pavement and ensure the section matches the 6-lane arterial.
- 3E. Move the note regarding the deferral request for Picadilly Road closer to the area that a deferral is being requested from on Sheet 7.
- 3F. Label the curb radii.
- 3G. Provide the provide roadway longitudinal and access point slope for Rome Street.
- 3H. Provide lot corner radii per Section 4.04.5.03 where requested.
- 3I. The minimum flow line radius shall be 48 feet, and a minimum property line radius shall be 58 feet for the temporary turnaround.
- 3J. Provide a fire lane easement for the temporary turnaround.
- 3K. A deferral will be required for future ramps at Stephen D. Hogan Parkway and Valdai Way as previously requested.
- 3L. Clarify what the lines on Sheet 35 are.



4. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 4A. Provide the ADT, design speed, and clear zone on all typical sections.
- 4B. The signal easements are not correct. A signal easement should be a 75' chamfer between flowlines of the full proposed cross section.
- 4C. The Picadilly NB taper should have a 45:1 in locations where it is a redirect taper, which is where the one lane is directed to the new lane. The generation of the two other lanes can be at a 13.5:1 taper. See additional redline comments on Sheet 17.
- 4D. 3rd Avenue (Street C) should have 12' lanes, not 10'. 10' lanes will not be accepted.

5. Aurora Water (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

- 5A. The ISP will not be approved until the Preliminary Drainage Report is approved.
- 5B. Advisory: RSN 1589783 has not yet been approved. A technical submittal was requested in October 2023.

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

- 6A. Remove the requested fire hydrants on Sheet 10 as noted in the previous review.
- 6B. Add fire lane signs where shown on Sheet 18.
- 6C. There appears to be a fire hydrant missing where noted on Sheet 29. Please recheck all locations and update the landscape sheets.

7. PROS (Erick Del Angel / 303-739-7154 / edelange@auroragov.org / Comments in purple)

- 7A. PROS agrees with comments made by the landscaping reviewer (Kelly Bish), except for the comments regarding Pond C. A meeting between all parties concerned will need to take place prior to PROS approval of this ISP. The meeting is vital to settle the details of the geographic extent of the neighborhood park (PA-7) and whether it makes sense for the land in the open space directly abutting to the south (PA-6), particularly around the pond, should be restored and landscaped when the neighborhood park is developed versus when the pond is developed. Please contact PROS immediately to coordinate said meeting.
- 7B. The required 30' trail corridor along the southern part of the Master Plan should be identified in the ISP. A trail should also be shown around Pond F.
- 7C. Call out the grades where requested on Sheet 9.
- 7D. Explain the difference in hatching for segments of the trail. If there are no differences, please fix so it looks the same.

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

- 8A. All bearings and distances / curve data should match the written property description, or the written property description should match the graphics.