



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

AuroraGov.org

December 20, 2024

Bill Parkhill
Aurora Parcel A LLC
PO Box 797
Littleton, CO 80160

Re: Technical Submission Review: Metro Center Master Plan Amendment
Application Number: DA-1489-29
Case Number: 2016-7002-01

Dear Bill Parkhill:

Thank you for your technical submission, which we started to process on Monday, December 16, 2024. We have reviewed your plans 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 and community members.

Since traffic study issues remain, you will need to make another submission in the form of a technical review on or before January 10, 2025. The application will continue to be resubmitted until there are no other outstanding comments. 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 let me know. I may be reached at 303.739.7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Eva Mather - Norris Design 1101 Bannock St Denver CO 80204
Brit Vigil, ODA
Filed: K:\\$DA\DA-1489-29tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- As the application is nearing completion, please note that physical or digital mylars with signatures will need to be submitted to the city. The amendment will be sent to the county and recorded in the city. Staff recommends submitting a digitally signed pdf mylar; the document will need to be under 50MB to be accepted by the county (Planning).
- Traffic study comments remain.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received during technical review.

2. Completeness and Clarity of the Application

2A. As the application is nearing completion, please note that physical or digital mylars with signatures will need to be submitted to the city. The amendment will be sent to the county and recorded in the city. Staff recommends submitting a digitally signed pdf mylar; the document will need to be under 50MB to be accepted by the county. If the file cannot meet these limits, please follow the printed mylar instructions.

3. Zoning and Subdivision Use Comments

3A. No further comments.

4. Streets and Urban Space Comments

4A. No further comments.

5. Design Guidelines

5A. No further comments.

6. Landscaping Issues (Chad Giron / 303.739.7185 / cgiron@auroragov.org / Comments in bright teal)

6A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Julie Bingham/ 303.739.7403 / jbingham@auroragov.org)

7A. No further comments.

8. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

- 8A. Pg 19, recommend adding LPI as a signal mitigation.
- 8B. Pg 21, noted missing overhead signal approaches and lanes.
- 8C. Tbl 9, pg 52 repeat comment regarding dual EBL at Alameda & Chambers.
- 8D. Pg 57, recommendation text revisions.
- 8E. Tbl 10, pg 58, City responsibilities comments.
- 8F. Tbl 12, pgs 61-62, verbiage regarding improvements

9. Utilities (Steven Dekoskie / 303.739.7490/ sdekoski@auroragov.org / Comments in red)

9A. No further comments.

10. Fire / Life Safety (Rich Tenorio / 303.739.7628 / rtensorio@auroragov.org / Comments in blue)

10A. No further comments.

11. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)



11A. No further comments.

12.PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / comments in purple)

12A. No further comments.

13.Public Art (Roberta Bloom/ 303.739.6747 / rbloom@auroragov.org)

Public Art

13A. No further comments.

14.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

14A. No new comments.

15. RTD (Clayton Woodruff / 303.299.2943 / clayton.woodruff@rtd-denver.com)

15A. No new comments.