



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

April 10, 2025

Randall Hertel  
Tower Metropolitan District  
20100 E 32<sup>nd</sup> Parkway  
Aurora, CO 80011

**Re: Initial Submission Review – Himalaya Road Extension - Site Plan**  
**Application Number:** DA-1127-50  
**Case Number:** 2025-6010-00

Dear Randall Hertel:

Thank you for your initial submission, which we started to process on March 20, 2025. 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 several important issues remain, you will need to make another submission to maintain your administrative decision date. Please revise your previous work and send us a new submission on or before May 1, 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.

Your Administrative Decision date is tentatively scheduled for June 11<sup>th</sup>, 2025. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Ryan Littleton, HR Green, INC.  
Justin Andrews, ODA  
Filed: K:\\$DA\1100-1199\1127-50rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Development review fees totaling **\$13,539.00** are still outstanding and must be paid prior to the acceptance of the second submission
- Are two access points on each side of this stretch of Himalaya necessary? The current adjacent plans do not show any access along this road. [Planning]
- Please be advised that while native seed is permitted in the curbside landscape based upon the width of the curbside area, rotor and spray irrigation are not. Seed establishment may be difficult. [Landscaping]
- Provide a grading plan sheet showing proposed contours and where they tie in to existing contours. [Civil Engineering]
- Recommend parking not be allowed in the proposed area due to access points, grade crossing and intersection with 38th Ave. [Traffic Engineering]
- Any license, easement dedications or releases required by all departments need to be started. [Easements]
- Please see the outside agency review letter from Xcel Energy. There are conflicts with existing utilities.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1B. There were no community comments or concerns on this review cycle.

#### **2. Completeness and Clarity of the Application** (Comments in teal)

2A. Development review fees totaling **\$13,539.00** are still outstanding and must be paid prior to the acceptance of the second submission.

#### **3. Streets and Pedestrian Issues** (Comments in teal)

[Site Plan Page 3]

3A. Are two access points on each side of this stretch of Himalaya necessary? The most recent submission of the Building 29 Parking Lot does not include any accesses along Himalaya. An amendment to that site plan will be needed for any new accesses added.

#### **4. Parking Issues** (Comments in teal)

[Site Plan Page 3]

4A. If street-side parking is removed, then the parking lane should be physically removed altogether by narrowing the road.

#### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

[Site Plan Page 2]

5A. Since this is an ISP, change note 25 to say: All landscaping will be installed as delineated on the plan, upon construction of the roadway infrastructure.

[Site Plan Page 6]

5B. Please be advised that while native seed is permitted in the curbside landscape based upon the width of the curbside area, rotor and spray irrigation are not. Seed establishment may be difficult.

5C. Label all easements.

5D. Note the hatching on the west side of the rail crossing in the Legend.

5E. Label and dimension the 30' Railroad R/W

5F. What is the dashed line along the southernmost curbside landscaping and can it be removed?

5G. Show the right of way line as it is shown on Sheet 03. A long dash and two short dashes.

5H. Include the identified hatching in the Legend, if this is native seed, the hatch is shown in the Legend at a different angle.

5I. Adjust shrubs around the fire hydrant clearance area.

5J. What is the material identified between the trees?



- 5K. What is the identified dashed line on the west side of the road and can it be removed?
- 5L. Label and dimension the 65' Electrical Transmission line Easement.
- 5M. The low grow native seed and native seeding hatch patterns are too similar. Show this hatch at a smaller scale as it does not read at 40 scale for this plan. Note: revise the same hatches on sheet 06 as well
- [Site Plan Page 7]
- 5N. Under the General Notes: On note #8-Since this is an ISP, change the note to say: All landscaping will be installed as delineated on the plan, upon construction of the roadway infrastructure.
- 5O. Under the General Notes: On note #9- Remove the reference to the previous landscape code
- 5P. Under the General Notes: On note #10- Remove this note as medians are not being proposed with this application.
- 5Q. Show the Requirements in a Table Form and show the north side and south side of the road separately with Required/Provided format. See example table to right. Himalaya Road north Trees Required 13/Provided 13 Shrubs provided 154 shrubs.
- 5R. Himalayan Road south Trees Required 13, Provided 13 trees. Shrubs provided: 90 shrubs.
- 5S. Include the curbside landscape requirement on 38th Avenue
- 5T. Under the ornamental grasses in the Plant List- All of the ornamental grasses in the curbside landscape area are required to be 5 gallon.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **6. Civil Engineering** (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

[Site Plan Page 2]

- 6A. Replace note 6:  
“All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.”
- 6B. Replace note 8:  
“All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.”
- 6C. Name the streets the typicals apply to.
- 6D. Provide the existing typical where Himalaya ties into the existing portion.
- 6E. 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 its not already shown) can be added to the street sections provided if desired.

[Site Plan Page 3]

- 6F. Provide a grading plan sheet showing proposed contours and where they tie into existing contours. In the grading plan, also show slope arrows throughout the road, sidewalks, landscape, at steep slopes, etc.
- 6G. Minimum slopes are:  
0.5% for concrete  
1.0% for asphalt  
2.0% for grass/lawns
- 6H. Label taper rates
- 6I. Label roadway classifications
- 6J. Discuss with traffic if these curb ramps crossing 38th Ave are required. Crosswalk striping would be necessary.



- 6K. Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

**7. Traffic Engineering** (Dean Kaiser / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 2]

- 7A. Cross sections must identify Clear zones in depictions

[Site Plan Page 3]

- 7B. Need to document if UP and CPUC have been notified/contacted about new active highway-rail grade crossing

- 7C. Recommend parking not be allowed in the proposed area due to access points, grade crossing and intersection with 38th Ave.

- 7D. Show traffic signal equipment easements on southern corners of 38th & Himalaya.

[TIS Page 6]

- 7E. 38th & Tower aerial outdated, additional EB LTL added between Aug '24 and Mar '25

- 7F. Fig 2, update turn lane lengths

[TIS Page 13]

- 7G. Noted on Fig 5 that 2040 needs to be updated to 2050

- 7H. Fig 5 2050 horizon year

[TIS Page 18]

- 7I. Text about dual EB LTL at 38th & Tower & 2050 analyses required in Table 2

- 7J. Table 3 2050 analyses required

- 7K. Table 4 2050 analyses required for unsignalized and signalized, highlight LOS E and delay and tabulate turning movement LOS & Delay for 2050

- 7L. Table 5 & 6 update for 2050

- 7M. Table 7, update existing storage lengths and update for 2050 values

- 7N. Fig 6, update title for 2050 chk storage lengths

[TIS Appendix]

- 7O. Traffic counts, heavy vehicles need to be called out in traffic data per Section 4.2 of our TIS Guidelines

- 7P. Synchro analyses, provided updated timing sheets for existing 38th & Tower

- 7Q. Signal warrant analysis figure needed for 38th & Himalaya (to replace a duplicate Picadilly & 38th).

**8. Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 8A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**9. Xcel Energy Public Service Co** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are **potential conflicts** with the above captioned project.

- 9B. Public Service Company has existing electric **transmission** lines and associated land along East 38<sup>th</sup> Avenue. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

- 9C. Additionally, PSCo owns and operates existing intermediate pressure natural gas **distribution** facilities along the east side of Himalaya Road, then crossing a bit north of the railroad right-of-way and again along the west side of Himalaya – this pipeline must be shown on the plan, particularly in relation to all construction activities.

- 9D. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities



must be raised or lowered to accommodate that change. Additionally, bear in mind structures are not allowed over buried facilities. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

- 9E. For new natural gas or electric service or modification to any existing facilities, the property owner/developer/contractor must complete the application process via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect); and, if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.