



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

12/19/2024

Mark Shefchik  
Ryan Companies US Inc.  
533 S Third St. Ste. 100  
Minneapolis, MN 55415

**Re: Third Submission Review: Project Lowry – Site Plan Amendment**  
**Application Number:** DA-2385-00  
**Case Numbers:** 1982-6005-09

Dear Mark Shefchik:

Thank you for your third submission, which we started to process on December 6, 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 15<sup>th</sup>, 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 let me know. I may be reached at 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Blake Pottter, Ryan Companies  
Michael Hart, Kimley-Horn and Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2300-2399\2385-00rev3



## *Third Submission Review*

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

- TIS Analysis and Potential Impacts to Site Design
- Easment Labeling and Completion of Easment Release(s)
- Tree Mitigation Required

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no public comments received during the initial review period therefore no neighborhood meeting is required at this juncture.
- 1B. One response from outside referral agencies was received. Please find these comments below following the comments provided by City review staff.

#### **2.Zoning and Land Use**

##### Site Plan

##### Sheet 1

- 2A. No further comments at this time.

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

##### Site Plan

- 3A. Approved, no further comments at this time.

#### **4. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

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

#### **5. Civil Engineering (Sara Siggue / 303-960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)**

##### Site Plan

##### Sheet 25

- 5A. The maximum transverse grade for a fire lane should not exceed 4%.

##### Sheet 30

- 5B. All point elevations shall be removed from the site plan grading sheet, as they are applicable for review during the civil plan.

##### Sheets 64, 69 & 70

- 5C. REPEATED COMMENT FROM 1ST REVIEW: Please label the roadway classifications as follows:  
Tower Rd. as a Major Arterial and E 19th Ave. as a Collector.

#### **6. Traffic Engineering (Steve Gomez/ 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)**

##### Site Plan

##### Sheet 1

- 6A. TIS not approved. Comments on TIS may impact the Site Plan.

##### Sheet 11

- 6B. Pending results of TIS access modifications may be required at the access.

##### Sheet 12

- 6C. SB right turn lane may be required pending results of TIS.



Sheet 31

6D. Replace with NO Parking symbol and add MUTCD codes for each sign.

TIS

Sheet 1

- 6E. 1. Update vehicle queue analysis.  
2. Utilize existing traffic counts for HV% for ALL years.  
3. Use Existing signal timing for existing conditions and Y&R intervals for ALL years. Adjust for 2050 Tower Rd improvements.  
4. Verify signal splits accommodate required pedestrian clearance times for ALL years.  
5. Provide Synchro files for review.  
6. See comments throughout the report.

Sheets 22-23

6F. Show intersection laneage.

Sheet 32

- 6G. Inbound increase at 19th/North access is double in the AM and 36% in the PM.  
6H. Update, analysis indicates queue exceeds capacity

Sheet 56

6I. Use Existing Signal Timing. Attached at the end Use HV% from traffic counts for ALL years.

Sheet 58

6J. Use Existing Signal Timing. Attached at the end.

Sheet 60

6K. See Existing Signal Timing for Y&R intervals for ALL Years, and adjust for 2050 Tower Rd improvements. Attached at end

Sheet 62 & 66

6L. Less than required ped crossing time, update

Sheet 86

6M. Not utilized for existing or 2026 analysis or in the previous TIS version. Please provide ALL Synchro files for review.

**7. Fire / Life Safety** (Rich Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

Site Plan

Sheets 2

7A. Show all fire Lane easements As 23-foot and/or 26-foot fire lane easements by recordation.

**8. Aurora Water** (Casey Ballard/ 303-258-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

Site Plan

Sheet 20

8A. Comment response indicated this interceptor discharges north under the building and then to the service line. Please depict this to illustrate the interceptor does discharge.

**9. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

Site Plan

Sheet 51

9A. There are several trees that will be removed for this project. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please show the tree mitigation chart provided below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made.

If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



The caliper inches that will be lost are 172", but only 37" would be required for planting back onto the site. The mitigation value is \$5,554.00.

Use tree mitigation table provided below

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	42	\$2,834.27	sheet 35	8
2	Cottonwood	16	\$381.08	Sheet 36	5
3	Cottonwood	30	\$1,327.93	Sheet 36	9
4	Cottonwood	12	\$216.41	Sheet 36	4
5	Austrian Pine	15	\$364.80	Sheet 38	5
6	Austrian Pine	12	\$155.66	Sheet 38	2
7	Austrian Pine	13	\$274.02	Sheet 38	4
8	Russian Olive	16	\$0.00	sheet 38 no mit due to species	0
9	Russian Olive	16	\$0.00	sheet 38 no mit due to species	0
<b>Total</b>		<b>172</b>	<b>\$5,554.17</b>		<b>37</b>

**10. PROS** (Scott Hammons/ 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

Site Plan

Sheet 36

10A. Approved, no further comments at this time.

**11.Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Site Plan

Sheet 1

11A. The easements that need to be released should be completed prior to any building permits. Please continue toward this completion. (typ.)

11B. The proposed Easements will also need to be completed by separate document before any building permits.

Sheet 2

11C. Correct building label to read: "Grocer."

11D. The easements that need to be released should be completed prior to any building permits. Please continue toward this completion. (typ.)

Sheets 4 & 6

11E. These proposed Utility will need to be "Water" - confirm with Aurora Water Dept.

Sheets 4, 6-12

11F. The easements that need to be released should be completed prior to any building permits. Please continue toward this completion. (typ.)

**12. RTD** (C. Scott Woodruff/ 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

12A. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

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

13A. No further comments provided at this time.