



Planning Division
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January 22, 2024

Megan Waldschmidt
Westside Investment Partners
4100 E Mississippi Ave Ste 500
Denver, CO 80246

Re: Initial Submission Review – Crippen Property – Zoning Map Amendment and Master Plan
Application Number: **DA-1435-02**
Case Numbers: **2000-2027-02; 2023-7007-00**

Dear Ms. Waldschmidt:

Thank you for your initial submission, which we started to process on December 22, 2023. 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 February 13, 2024.

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 303-739-7450 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Grant Rotman-Westside Investment Partners
Jacob Cox, ODA
Filed: K:\SDA\DA-1435-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tab 1-Letter of Introduction (Planning)
- Tab 3-Context Map (Planning)
- Tab 4-Site Analysis (Planning)
- Tab 6-Narrative (Planning)
- Infrastructure Site Plan submittal (Planning)
- Tab 8-Land Use Map (Planning, Fire/Life Safety)
- Tab 9-Circulation Neighborhood Map (PROS)
- Tab 10-Urban Design Standards (Planning)
- Tab 11-Landscape Standards (Landscaping)
- Tab 12-Architecture Standards (Planning)
- Tab 13-Public Improvements Plan (Planning, Transportation, Fire/Life Safety, Public Works)
- Traffic Impact Analysis (Traffic)
- Master Utility Plan (Aurora Water, Fire/Life Safety)
- Master Utilities Report (Aurora Water, Fire/Life Safety)
- External Agency Comment Letters (PSCo and E-470 Authority)

PLANNING DEPARTMENT COMMENT

1. Completeness and Clarity of the Application

- 1A. **Tab 1-Letter of Introduction:** Please update the Letter of Introduction with the next submittal. Please discuss how the rezone meets the criteria of approval as set forth in the UDO. Please see code section 146-5.4.1.C for Zoning Map Amendment procedures and criteria for approval. Please provide justification language for the zoning map amendment to the LOI with the next submission. Discuss each section of the code and how this project meets each section. ***Please submit the proposed zoning map and legal description exhibits for the MU-R to AD rezoning request with your next submission.***
- 1B. See grammar corrections/suggestions.
- 1C. **Tab 4-Site Analysis Narrative:** *Please provide additional benefits for this location.* Is the adjacency to E-470 the only benefit to this site?
Per the Master Plan Manual these items are required for this map:
•100-year floodplain areas •Streams, lakes or ponds, or wetlands •Simplified contours at 10-foot intervals indicating slope direction •Major high points, ridges, and drainage ways •Any existing airport overlay district boundaries •Any environmental hazards or conditions that may exist including (but not limited to) landfills, unexploded ordnance, groundwater pollution plumes, etc. •Historical or archeological sites as defined by federal, state, or local governments •Existing roadways or structures •Existing easements, power lines, railroad rights-of-way, etc. •Boundaries of any jurisdictions or service districts on or adjacent to your property such as fire districts, school districts, water, and sewer districts, etc Please list all these in the Tab; if they are not pertinent or do not exist then please list them as “NA.”
- 1D. **Tab 6-Master Plan Narrative:** Airport District-please change throughout the document. The zone district is Airport *District* NOT Airport Distribution. While the use may be proposed as distribution that is not the same as the named zone district. Please modify throughout.
- 1E. **Tab 13-Public Improvement Plan:** Please add local street names for better context.
- 1F. **Future Gun Club Road Infrastructure Site Plan (ISP)** – Once items are fleshed out pursuant to the comments discussed at the meeting held on 1/9/24 regarding in part, drainage and access concerns, staff is amenable to accepting the ISP application concurrently while processing this application.



2. Zoning Comments

- 2A. **Tab 1-Letter of Introduction:** Staff understands that the applicants seek to maintain the MU-R zoning in the 5-acre NE quadrant of the project and rezone the remainder to the Airport District. Staff recommends considering an additional rezone for the 5-acre parcel to *MU-C* to avoid future potential challenges in meeting the requirements in the MU-R zoning. Part of the intent of the MU-R district is to promote larger-scale development and retaining the zoning doesn't align with a 5-acre parcel envisioned for smaller-scale commercial/retail development. If the applicant chooses to proceed without rezoning to MU-C and retain the MU-R zoning, the expectation is that following required elements: focal point, plazas, walkable main street, minimum street frontage, internal multi-modal access, street and pedestrian circulation requirements, land use restrictions, outdoor common area requirements, parking standards, building height, massing, setbacks and build to lines, building orientation and architectural and lighting elements, are provided with any future development. The additional rezone to *MU-C* would require a legal description and zoning map exhibit to be submitted with your resubmission.
- 2B. **Tab 3-Context Map:** Please add zone districts, adjacent uses, and additional roadways for better overall context. Please add more local street names for additional context; add planned or existing trails, and label open spaces and parks. Add subarea to zone districts. Please make the boundary around the proposed project more pronounced. This is difficult to see. Add Airport Master Layer.
- 2C. **Tab 8-Land Use Map:** For improved perspective, use a thin line grid to show 10-acre segments. Change the DU/AC column in the Form to N/A. An illustration of the "Use(s)" should be labeled, to match the code for land use. Not Airport Distribution. For each PA. On the Planning Area illustration sheet, the "Use(s)" should be labeled to match the code for land use. Not Airport Distribution.
- 2D. **Tab 7-Public Art Plan:** Please contact Roberta Bloom directly at 303.739.6747 or rbloom@auroragov.org for comments.

3. Architectural and Urban Design Comments

- 3A. **Tab 10 Urban Design Standards:**
Sheet 2: Please add: In compliance with the Unified Development Ordinance for all sections.
Sheet 3- Please add: In compliance with the Unified Development Ordinance throughout all design features. Please remove highlighted portions and specific measurements or numeric references. Please add: as permitted per code.
Please remove the signage reference as this will be completed with a separate sign package.
Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. *Highlighted sentences do not make sense and may not be necessary due to the need for code compliance.*
See redline comments regarding items that conflict with the code. Remove where noted.
Sheet 4 - Please add: In compliance with the Unified Development Ordinance throughout for all references to design features or as permitted by code.
- 3B. **Tab 12 Architectural Design Standards:**
***** Please remove specific photo examples and include only information/photos that speak to the general overall theme you wish the Master Plan to convey. These standards must follow code as written in the UDO. Remove any and all references otherwise.**
Sheet 2- Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.
Sheet 3- There will be other building types within this master plan (i.e. commercial retail); what are the expectations for those structures?
Sheet 4- Please delete the photo which references the use of EIFS. This is not a permitted product per the UDO.
Sheet 5- Remove highlighted sentences as they are too prescriptive; standards need to comply with code and those standards should be added to this Tab. Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. *Please note: Composite wood is not permitted within the AD zone district.* Wood is not a permitted material; please delete all references to this product throughout Tab 12.



Sheet 6 and 7- Remove highlighted sentences as they are too prescriptive; standards need to comply with code. Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. Additionally, please add specific code sections and that” development will meet code standards as setforth in the UDO”.

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

4A. Tab 11 Landscape Design Standards

Sheet 8

- Update the plant equivalencies note per the comment provided.

Sheet 10

- Update the streetscape heading to read curbside landscaping.
- Revise the landscape bed width minimums per the note provided or leave as stated.

Sheet 11

- Update the picture and the caption below the picture as noted.

Sheet 12

- Consolidate/remove the duplicative text.

Sheet 13

- Correct the identified typo.
- Correct the wording of the sentences within the detention pond landscape description.
- Provide the correct landscape requirements for the detention pond. Parking lot landscape requirements have been listed.

Sheet 14

- Because Site Plans are not required at this time, staff cannot determine whether walls will be visible and as a result, this information should not be included in the Master Plan. Materials/color etc. may in fact be very important due to visibility.
- Remove the repeat sentence beneath the picture as noted.

Sheet 15

- Correct the wording regarding the screening of service, loading, storage and trash enclosures per the comment provided.
- Please be advised that in accordance with the UDO, Loading doors shall occur within the interior of the site and shall not be visible from a public right-of-way. If future layouts anticipate being in non-compliance with this requirement, not only will adjustments be required, but the Master Plan should address what mitigating measures are anticipated to address this.

Sheet 16

- Separate and enlarge the font for the ornamental grass category to match the other plant categories listed.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. 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 in 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

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

Tab 13 Public Improvement Plan

- 6A. **Sheet 6:** For this planning area, the western two lanes will be constructed. Which remaining roadway section?
- 6B. **Sheet 11:** Additionally, all cost-sharing agreements will also be handled within separate documents with the City.
- 6C. **Sheet 12:** The proposed roadway for this planning area will span only along the frontage of this. This does not match what is shown on the exhibit.
- 6D. **Sheet 14:** The proposed roadway for this planning area will span along the property frontage only. This does not match the exhibit. Identify that Gun Club is required along the frontage of PA-6.
- 6E. **Sheet 18:** Identify the responsibility of this master plan on this section. This line isn't consistently reflected for the roads on the exhibit. Identify the ROW of Gun Club on the exhibits, typical. Identify the classification on the exhibits, typical. Can not see interior roadway identification. Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of the face of the curb.
- 6F. **Sheet 6:** 'three' lanes. Need roadway type description (collector, local?); Please modify this language. The existing 2 lanes will not serve as a lane in the future due to the proposed median. Identify the western 3 lanes and half the median as the responsibility. (typical all planning areas)
- 6G. **Sheet 9:** 'Three lanes'. Need roadway type description (collector, local?)
- 6H. **Sheet 22:** Identify the proposed access point (indicated in MTIS)

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

- 7A. Call out access control. Increase line weight to illustrate proposed interior roadways.
- 7B. **Tab 13:** Proposed access roadway here?
- 7C. **Traffic Study**
Update the spelling of 'Club' throughout the entire document.
Sheet 1 - Minor comments throughout the report. Must clarify the Aspen Park Access that is not being considered as part of the Gun Club Business Park accesses yet has site traffic using it in Fig 7. Additional Access Point?
Sheet 10 - **Note** that signalization is scheduled by the City with temp signals being install and operation by 2025.
Sheet 17 - 11th Edition, 2021
Sheet 18 - Provide data sheets in Appendix.
Sheet 19 - Is full site boundaries reaching Hampden? Otherwise "30%" to/from south via Gun Club would be appropriate.
Sheet 20 - Need to identify the southern access (Aspen Park) as identified in figures 4,5,6,7, & 9) Fig 7 is Site Gen volumes and indicates Gun Club Business Park traffic utilizing access point.
Sheet 25 - Does not match value on Fig 9.
Sheet 33 - Provide data sheet(s) for reference.
Sheet 37 - Provide Intersection #'s identified in text and LOS matrices.
- 7D. **Public Improvement Plan**
Sheets 6, 9, 18 and 22-minor redlines.
Sheet 18 - Call out access control; Increase line weight to illustrate proposed interior roadways.

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 8A. **Tab 8 Sheet 2 of 6 / Land Use**
See comment to show the Whelen siren system locations and in the legend.
- 8B. **Tab 8 Sheet 3 of 6 / Land Use**
See comment to add the Whelen siren system to matrix.
- 8C. **Tab 13 Sheet 18 of 22 / PIP**
See comment to show fire hydrant on street sections. Typ.
- 8D. **Tab 14 Sheet 5 of 69 / Master Utility Report**
Please add the phasing note.
- 8E. **Tab 14 Sheet 1 of 2 / Master Utility Plan**
See note to remove fire from signature block.
- 8F. **Tab 14 Sheet 2 of 2 / Master Utility Plan**
See comment to add existing water symbol to legend.
See comment to verify the sanitary sewer symbol.
- 8G. **PIP**
Sheet 18-Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of face of curb. TYPICAL

9. Aurora Water (Daniel Pershing / 303-739-7490 / ddpershi@auroragov.org / Comments in red)

- 9A. **Master Utility Study**
Sheet 1 - Please use Aurora Water newly published template for Utility Studies. Email ddpershi@auroragov.org for a copy.
Sheet 5 - Add this note to the phasing:
THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- Sheet 6** - Please verify reference as this criteria is not shown in these appendices
- Sheet 8** - Please include a narrative on waterline improvements within Gun Club as a 42" water main is shown on the Aurora Water IWMP2.
- Sheet 9** - I don't believe this would be anticipated as this site and adjacent sites all lie within zone 4. Verify the Development name.
- Sheet 15** - The current amendment for this MUS still shows the sanitary outfall to the west rather than the east. The amendment also shows a lift station with a force main proposed. Please verify and ensure consistency between these reports.
- Sheet 16** - Narrative discusses updated calculations were used for this study. Please include updated loading calculations as a part of this report to ensure adequate sizing of the 15" outfall.
- Sheet 19** - Add a summation row to cross-reference with the following table.
- Sheet 20** - I am calculating .524 MGD based on the information from the previous table.
- Sheet 21** - The minimum size for the public water main is 8". Please revise this table and report accordingly. Additional calculations are needed for the entire outfall. to ensure the 15" can also handle the development to the north. These calculations can be referenced in an APPX or provided for this development.
- Sheet 22** - No note provided below. The minimum slope must be shown as 0.4% as referenced in the narrative.
- Sheet 23** - TYP. Revise to 8" pipe and update calculations accordingly.
- Sheet 52** - Revise units to GPD

10. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 10A. Approved.

**11. PROS** (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)**11A. Tab 9**

Sheet 3- Describe how the open space acreage will be improved for use by the general public and employees in this area. Itemize the amenities/facilities/uses to be provided.

Insert an additional line for Landscaped Medians in Gun Club Road. Declare the entity who will be responsible for the medians, both the design and construction as well as the maintenance. Will it be the developer/metro district or the city? Refer to Section 6.15 of the PROS Dedication & Development Criteria Manual for guidance. PROS recommends that PA-1 not be partially improved to satisfy open space land dedication requirements. This planning area is not in an ideal location (far side of the development and adjacent to the tollway), making it less desirable as a location for a public gathering place. PA-5 is the preferred location for land dedication credits to be met, being highly visible and inviting from a major entrance into the development. If you concur, remove the line for PA-1.

Also state that the open space and park-like facilities will be constructed at the same time as the detention pond.

11B. PIP- Include a narrative describing the open space/park-like use and amenities that will be open to the public and also serve the employees in this area.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

12A. Approved.

13. E-470 Public Highway Authority (Brandi Kemper / bkemper@e-470.com)

- 13A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
 - Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
 - Clearly identify the E-470 ROW and MUE on all applicable drawings.
 - The existing toll plaza to the south of the site is currently under design for redevelopment. The proposed water and sewer infrastructure improvements for this site should accommodate the toll plaza redevelopment and any other offsite development that could connect.
 - The 50' wide MUE running east-west conveys flows from the west side of E-470 across the site to a culvert crossing of Gun Club Road. The Authority could vacate/extinguish this easement if the offsite drainage will maintain historical conveyance through a drainage easement maintained by the City/district.
 - A dig watch shall be required whenever there are construction activities near the TBMS line.
 - A minimum 4' of cover is required over the fiber.
 - E-470 will be widened to 4 lanes in each direction in the future.
 - No structures are allowed in the MUE.
 - Developed flows from the site will need to be treated and discharged at or below historic rates.
 - An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
 - Provide pavement and utility deflection monitoring plan for the proposed sanitary sewer bore.
 - Provide the limits of disturbance, including the bore pits, on the plans.
 - Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
 - Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
 - Landscaping is only allowed in the outer 25' of the MUE.
 - Any fencing disturbed will need to be reset meeting E-470 specifications.
 - A comment/response document would be helpful to track the revisions to each submittal. Additional comments will be issued as design progresses.



14. Public Service of Colorado ([Donna George/Donna.L.George@xcelenergy.com](mailto:Donna.George@xcelenergy.com)/303-571-3306)

14A. Please see attached comment letter. Respond within the Letter of Introduction with your next submittal.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

January 8, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Liz Fuselier

Re: Crippen Property Rezone, Case # DA-1435-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Crippen Property Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com