

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



September 1, 2023

Kevin Beck  
EVC-WDG Aurora One, LLC  
3501 SW Fairlawn Road, Suite 200  
Topeka, KS 66614

**Re: Second Submission Review:** Aurora One PA-1 – Infrastructure Site Plan  
**Application Number:** DA-2241-06  
**Case Number:** 2023-6003-00

Dear Mr. Beck:

Thank you for your second submission, which we received on August 11, 2023. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 18, 2023 to remain on schedule.

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 II, City of Aurora  
Planning & Development Services Department

cc: Kevin Blumhardt, Atwell, LLC  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-06rev2



## Second Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Move “Infrastructure Site Plan” to directly under the title on the Cover Sheet.
- 1B. Include the eastern street name (Rome Street) in the vicinity map.
- 1C. Remove all columns that aren’t filled out / applicable in the data block.
- 1D. The “Aurora One Phase One ISP” is now called the “Aurora One PA-5 ISP” due to changes made to the scope of it. Please update all references and revise the plans based on the improvements that were removed from the other ISP.

### **2. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 2A. Provide a 25’ lot corner radius.
- 2B. The Aurora One PA-5 ISP shall be approved prior to the approval of this ISP.
- 2C. Sidewalk and landscaping is a requirement along Stephen D. Hogan Parkway.
- 2D. Picadilly Road is a requirement per the Master Plan for this PA.
- 2E. The improvements for Rome Street are no longer included with the PA-5 ISP. Either provide a different number for the plan set including the improvements, or they will be required for this PA to develop.
- 2F. The storm is not proposed as part of the noted project. Please work with the master developer to determine the scope of improvements required for this PA.

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

- 3A. The ISP will not be approved until the Aurora One PA-5 ISP is approved.
- 3B. Site access needs to be spaced a minimum of 300’ centerline to centerline from Picadilly Road.
- 3C. A single right-in/right-out access was shown in the MTIS. The western right-in/right-out access is within the functional area of the Picadilly and Stephen D. Hogan Parkway intersection. Access shall be restricted to right-in only movements.

### **4. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhanzad@auroraog.org](mailto:nkhanzad@auroraog.org) / Comments in red)

- 4A. Call out the size of the existing water line.
- 4B. The Drainage Report has not been approved.
- 4C. Where is the water main loop? Show and label per the MUS.

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

- 5A. Comments from Land Development Services are pending and will be sent directly to the applicant from the reviewer.

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

- 6A. See the attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 24, 2023

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

Attn: Sarah Wile

**Re: Aurora One PA-1 ISP – 2<sup>nd</sup> referral, Case # DA-2241-06**

Public Service Company of Colorado's Right of Way and Permits Referral Desk has reviewed the second referral documentation for **Aurora One PA-1** and has a **conflict**. While all comment responses are acknowledged, there is a conflict with the 10-foot easements. They should be platted as "10' U.E." and non-exclusive for all dry utilities.

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