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DEVELOPMENT

April 2, 2025

Erik Gates
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Response to 3rd Submission Review - 38th Extension Between Himalaya Rd and Odessa St - Site Plan
Application Number: DA-1127-49
Case Number: 2023-6057-00

Dear Erik,

This letter is in response to the comments received from the City of Aurora dated May 22nd, 2024. Please see the original comments made below and our response in **bold** following each line item.

The ISP has been provided and incorporate the noted responses below.

If there are any questions or comments on the contents, please do not hesitate to contact me directly at 720-390-4232.

Sincerely,

HR GREEN DEVELOPMENT, LLC

A handwritten signature in black ink that reads 'Sean Morton'.

Sean Morton, PE
Project Engineer

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS:

- The Majestic Commercenter Public Improvement Plan will need to be amended to describe the new timing of the build out of E 38th Ave to the east of this site and the completion of E 36th Dr. This amendment will need to be under review before this ISP can be recorded and its submission will be a condition of approval. [Planning]
Response: Acknowledged. An updated PIP has been submitted to the City for review with an updated timing of the completion of E. 38th Ave from Odessa to Picadilly and the E. 36th Drive connection.
- If E. 36th Drive is shown in the anticipated location, the curbside landscaping will need to be adjusted to reflect this street intersection. [Landscaping]
Response: The landscaping at the E. 36th Drive connection was updated.
- Phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project. [Civil Engineering]
Response: This note has not been added. Tower Metro District is in coordination with the City of Aurora on the timing of the 38th Avenue construction phases to ensure the Food Bank of the Rockies project can obtain C.O. or T.C.O.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

Response: Acknowledged.

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

[Site Plan page 4]

2A. The comment response regarding the design and construction timings of the E 36th Drive connection and buildout of E 38th Ave to Picadilly Rd is acknowledged. The specific timings will need to be reviewed in a master plan PIP amendment. An amendment to the Majestic Commercenter PIP is still required and its submission will be a condition of approval for this application.

Response: Acknowledged.

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

[Site Plan Page 1]

3A. Only include the actual sheet number and not X of X.

Response: Only actual sheet numbers are included on sheets.

[Site Plan Page 2]

3B. Update note 25 per the comments provided on this sheet and sheet 9.

Response: Note updated. Developer specified as Tower Metro District.

[Site Plan Page 5]

3C. Add the case number as provided.

Response: Label changed to match the Roadway Site Sheets. Label now indicates this area as “Majestic Commercenter Subdivision Filing No.15 (EDN 224048)” and case number was added.

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[Site Plan Page 6]

3D. If E. 36th Drive is shown in the anticipated location, the curbside landscaping will need to be adjusted to reflect this street intersection.

Response: The landscaping at the E. 36th Drive connection was updated.

[Site Plan Page 9]

3E: Update the General Notes per the comments provided.

Response: General notes updated per comments provided. Specific responses to each comment are provided in the comment response PDF.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

[Site Plan Page 2]

4A. Please label the retaining walls as 'PRIVATE'. [2 comments].

Response: Labeled as private.

4B. Please complete note number 3 under the retaining wall.

Response: Notes have been updated.

4C. Advisory Note: Structural calculations for this proposed retaining wall, per section 4.02.7 of the COA Roadway Design & Construction Specifications, will be required with the 1st review submittal of the Civil Plans.

Response: Acknowledged. Structural calculations were submitted with the Civil Plans.

4D. Advisory Note: License Agreement will be required for private retaining wall within public ROW.

Response: Acknowledged. License agreement is in progress and is submitted to licenseagreement@auroragov.org.

4E. Please remove the identified verbiage. Structural calculations must be submitted with 1st review of Civil Plans.

Response: Verbiage of notes have been modified. Structural calculations were submitted with the Civil Plans.

[Site Plan Page 3]

4F. Please add note that phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project.

Response: This note has not been added. Tower Metro District is in coordination with the City of Aurora on the timing of the 38th Avenue construction phases to ensure the Food Bank of the Rockies project can obtain C.O. or T.C.O.

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

5A. There were no more Traffic Engineering comments on this review.

Response: Acknowledged.

6. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

6A. There were no more comments from Land Development Review on this review.

Response: Acknowledged.



D E V E L O P M E N T

38th Extension Between Himalay
Rd and Odessa St. – Site Plan

DA-1127-49

November 2024

7. **Xcel Energy Public Service Co** (Donna George/ 303-571-3306 / donna.l.george@xcelenergy.com)
7A. There were no more comments from Xcel Energy on this review.

Response: Acknowledged.