



Planning Division  
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October 10, 2024

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E Crescent Pkwy Ste 300  
Greenwood Village CO 80111

**Re: Initial Submission Review – Picadilly Rd (38<sup>th</sup> to 56<sup>th</sup> Ave) - Infrastructure Site Plan**  
Application Number: DA-2342-05  
Case Number: 2024-6040-00

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on September 16, 2024. We have reviewed your Site Plan 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 agencies.

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 October 31, 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachment: Xcel Comments

cc: Dave Center, ARTA  
Margie Krell, Aecom  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\SDA\2342-05rev1.rtf



## *Initial Submittal Review*

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

- Revise Site Data, update ownership, show adjacent subdivisions and zoning (Planning)
- Show full intersections, intersections should match TIS, revise striping, add sight triangles (Traffic)
- Add references to adjacent site plans (Landscaping)
- Update curb ramps, and remove conduit from plans (Public Works Engineering)
- Conform with PROS landscaped median requirements (PROS)
- Coordinate with GVRE on stormwater detention and water quality at 56<sup>th</sup> Ave. (Water)
- Show the fire hydrants in street sections (Life/Safety)
- Dedicate sidewalk easement (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Referrals were sent to 230 adjacent property owners, seven (7) registered neighborhood organizations, and six (6) outside agencies. Written comments were received from four (4) adjacent property owners and two (2) outside agencies. Please respond to their comments within the response letter for your next submission. No other comments were received.
- 1B. Rachel Smith / 3975 N Picadilly Ct. / [Rachel.smith14@snhu.edu](mailto:Rachel.smith14@snhu.edu)  
As a homeowner who lives right off Picadilly, I wouldn't like for this road expansion to occur, especially on the Aurora side of Picadilly. My home already shakes violently due to the heavy trailers passing by. Expansion of this road will cause even more shaking and inability to enjoy my backyard or home. The Denver side has more land and is further away from homes. Please consider expanding the road in that direction.
- 1C. Zelalem Segano / [kzelalem@yahoo.com](mailto:kzelalem@yahoo.com)  
Picadilly Road is currently in a very bad shape and looks like it has been neglected for some time. There is a huge traffic on this road day and night. It is high time it gets repaired. The semi-trucks use this road very frequently, among other vehicles, due to the location of the Shamrock Foods and some other warehouses located in the area. These trucks make life extremely difficult for the residents near Picadilly Road. The Picadilly Road in this stretch has cracks built into them purposely within short intervals between them. When the semi-trucks hit those cracks, an entire house gets shaken up. This is a huge concern and a nuisance for residents. It is not nice to have the bed shaking underneath while one is trying to sleep; nor will it feel good for the work-desk to get shaking constantly while one is trying to focus on their work. The shake is also potentially problematic for the foundations of the residential buildings near the road. Over time the homes will get destroyed by the constant shake day and night.  
With the expansion of the road from 2 to 6 lanes, I am worried that the situation with the houses near Picadilly Road will get even worse. I do appreciate the need to improve the road. I fully support it and hope that gets done sooner than later. But adding 4 more lanes will bring those semi-trucks even closer to the houses and make life that much more unenjoyable in this area and compound the risks of the damages to the foundations of the buildings / homes.
- 1D. John M Dakake / 4945 N Picadilly Ct. / [John.Dakake@wnco.com](mailto:John.Dakake@wnco.com)  
I'm a resident in the Reserve by Oakwood Homes at Picadilly and 51<sup>st</sup> Place and my home backs up to Picadilly Road there so naturally I am concerned about this project. After looking at the site plans from Aecom it appears we're looking at 3 lanes of traffic now northbound and southbound. So, my main question is: What is the timeline (even in a general sense) of when this project might begin? Can you allude to if we are talking about a year from now or less -or- something most likely starting a lot longer in the future? Also, just a quick side question, I use Picadilly to 56<sup>th</sup> then travel eastbound every day to my job at DIA and the current state of 56<sup>th</sup> along this corridor is horrific. Do you happen to know if any improvements are slated for this road?  
Appreciation of any information you might provide.



- 1E. Denver Public Schools (Heather Covey) / [planning@dpsk12.org](mailto:planning@dpsk12.org)  
DPS operates a school in the proximity. We request proactive communication with the school team at Florida Pitt Waller for any changes to road closures or changes. We also ask for the ability to limit impacts to school pick up and drop off if possible, for any closures. Will a traffic light be installed as part of the improvements on 56<sup>th</sup> as there have been concerns with accidents. You can contact [planning@dpsk12.org](mailto:planning@dpsk12.org) for further discussion.

## **2. Completeness and Clarity of Application**

### **Letter of Introduction**

- 2A. Rephrase the line regarding zoning and/or identify the existing zoning.  
2B. Identify the existing land use(s) on both sides of the roadway segment.  
2C. Property owners should match those listed on the cover sheet of the Site Plan.

### **Site Plan**

- 2D. Revise the Data Block so the sum of areas equals the total site area; update the zoning.  
2E. Property owners should be consistent with the letter of introduction.  
2F. Revise the Vicinity Map to be centered around the site plan area. Show and label intersecting streets and adjacent platted lots.  
2G. Add sheet number to all sheets.  
2H. Add an overall map and reference the sheets of each segment. Add a key map on each sheet.  
2I. Reference all adjacent zoning. It can be shown on the overall map or individual sheets.  
2J. Show and label all existing rights-of-way. Include the right-of-way width, street classification, and reception number.  
2K. Add adjacent plat information on both sides of the street.  
2L. Label existing and proposed easements.  
2M. Ensure line types, symbols and hatches are consistent on the plans and in the legend.  
2N. Revise the name of E. 48<sup>th</sup> Avenue west of Picadilly to Green Valley Ranch Boulevard. Add the street classification and reception number.  
2O. The font displays oddly and the I's get bold. Is it the way our program displays or something else? Please check.  
2P. Add a scale ratio to all scales.

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

- 3A. Update Note 6 and delete Note 8 on Sheet L-001.  
3B. Update the Curbside Landscape Table to reference street segments by intersection.  
3C. European Alder is not an ideal street tree. Please consider a less messy street tree.  
3D. Label all intersecting streets.  
3E. Update curbside landscape references to include the Site Plan/Preliminary Plat reference and applicable case numbers. See the list on the redlines.  
3F. Coordinate with PROS on the design of the median(s).  
3G. Irrigation of sod in the curbside landscape is required to be subsurface. A traditional irrigation system will not be permitted other than drip to the trees.  
3H. Add "Not for Construction" on all landscape sheets.

## **4. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) )**

- 4A. No comments at this time. Comments may be submitted in a subsequent submittal.



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

### **5. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

- 5A. Pavement within the right-of-way will be defined and approved on the pavement report submitted with the future civil plans.
- 5B. The city strongly prefers sidewalks included in dedicated right-of-way rather than in a sidewalk easement.
- 5C. Remove the conduit from the site plan. It will be reviewed on the civil plans. Advisory: the conduit should be located under the sidewalk so as not to preclude tree plantings within the curbside landscaping.
- 5D. Update the existing curb ramps to current standards. The ramps should not direct pedestrians into the cross pan.
- 5E. The proposed traffic signal at E. 48<sup>th</sup> Avenue is currently proposed within the sidewalk and sidewalk ramps.
- 5F. Public streetlights will be approved on the civil plans.

### **6A. Traffic Engineering (Steve Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

- 6A. Verify and update ALL traffic control and intersection laneage, including auxiliary storage, to be consistent with traffic studies.
- 6B. Provide sheets showing the entire intersection at E. 38<sup>th</sup> Avenue and E. 56<sup>th</sup> Avenue, including signing/stripping for the interim/existing and ultimate conditions.
- 6C. Separate the southbound right turn lane at E. 38<sup>th</sup> Ave. as shown in the TIS.
- 6D. Remove pavement striping through the intersection(s) as noted on the redlines.
- 6E. Revise striping, arrows, and signage per the redlines.
- 6F. Show bike lane striping on E. 42<sup>nd</sup> Avenue.
- 6G. The E. 44<sup>th</sup> Place intersection is shown as signalized in the TIS. Remove striping through the intersection.
- 6H. The intersection laneage at E. 48<sup>th</sup> Avenue is not consistent with TIS. E. 48<sup>th</sup> Avenue is shown as a 6-lane in TIS.
- 6I. A ¾ movement intersection is shown at E. 50<sup>th</sup> Avenue in the TIS. Update and remove the striping through the intersection.
- 6J. Move stop bars closer to sidewalks.
- 6K. Remove pedestrian ramps as noted on the redlines.
- 6L. The TIS shows a single southbound left turn at E. 52<sup>nd</sup> Avenue.
- 6M. The E. 54<sup>th</sup> Avenue intersection is identified as signalized in the TIS. Update signing, striping, pedestrian ramps, etc. Remove striping through the intersection.
- 6N. North of E. 54<sup>th</sup> Avenue, the TIS shows a right-in/right-out intersection.
- 6O. A 175' northbound right turn lane is shown at E. 56<sup>th</sup> Avenue in the TIS.
- 6P. The intersection at Maxwell Place is shown as a ¾ movement(s) in the TIS.
- 6Q. Label streets and add intersection sight triangles on the landscaping plans per COA TE-13.
- 6R. Verify all landscape material within all sight triangles meets COA 4.04.2.10 requirements.

### **7. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

- 7A. Show the fire hydrants in the street sections.

### **8. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

- 8A. There is a conflict with the existing inlet and storm sewer and the proposed pedestrian light where noted on Sheet 5.
- 8B. Coordinate with the GVRE/310 parcel regarding the stormwater detention and water quality improvements in the southwest quadrant of the E. 56<sup>th</sup> Avenue intersection. The pond outfalls to the north and pipes will cross E. 56<sup>th</sup> Avenue.
- 8C. Setback trees and streetlights a minimum of 5' from fire hydrants. Ten feet is preferred.



**9. PROS (Abigail Scheuermann / 303-739-7169 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in purple)**

9A. Sheet LS101 – The median should conform with PROS landscaped median requirements. Please coordinate with the PROS department on the design of landscaped medians. A detail of proposed landscaping materials should be provided.

**10. Land Development Services (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

10A. The sidewalk easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their respective property. Submit the separate documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

**11. Regional Transportation District (Clayton Woodruff / [clayton.woodruff@RTD-Denver.com](mailto:clayton.woodruff@RTD-Denver.com))**

11A. 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
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

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

12A. Please see the attached comments.



**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

September 26, 2024

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

Attn: Debbie Bickmire

**Re: Picadilly Road (38th to 56th Ave) ISP, Case # DA-2342-05**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined an engineering review is necessary for the above captioned project. Public Service Company has an existing high-pressure natural gas **transmission** pipeline and associated land rights along entire project. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement at <https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests> (scroll down to Encroachment Requests and click on APPLY NOW to upload all files in PDF format).

PSCo also owns and operates existing natural gas **distribution** facilities periodically within the project area, and underground electric **distribution** facilities along and crossing the entire project. 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](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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