



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

AuroraGov.org

May 6, 2024

Patrick Chelin
Matrix Design Group Inc.
707 17th St. Ste 3150
Denver, CO 80202

Re: Initial Submission Review: The Aurora Highlands PA-58 Neighborhood Park – Site Plan and Final Plat
Application Number: DA-2062-56
Case Numbers: 2024-6011-00; 2024-3016-00

Dear Patrick Chelin,

Thank you for your initial submission, which we started to process on April 15, 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 referral 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 Friday, May 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 let me know. I may be reached at 303-739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: DEN Aviation Noise, Xcel Energy Comments

cc: Thomas W. Kopf, PLA, ASLA, Matrix Design Group
Justin Andrews, ODA
Filed: K:\\$DA\2062-56rev1



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Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on site plan

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Five (5) registered neighborhood organizations and three (6) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Application fees for the site plan have been assessed and paid. Additional fees will be assessed with the submission of the replat for the park site. Please note that the plat will need to be submitted, reviewed, and approved prior to any approval of this site plan.
- 2B. Is this park to be owned and maintained by an HOA/Metro District?
- 2C. The park will need an address assigned.
- 2D. Is there a name given to this park? If so, please include it on the site plan.

3. Site Plan Comments

- 3A. General comment: show and label all easements.
- 3B. Will any signage be proposed identifying this park? If so, please show it on the site plan and detail sheets.
- 3C. Provide up-to-date parks and open space tracking chart on a sheet where you can fit it or add a new sheet:

Parks, Recreation, and Open Space Tracking Chart												
ISP No.	Site Plan No.	Filing No.	Total Population	Neighborhood Park			Community Park			Open Space		
				Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
	CONTEXTUAL SITE PLAN #1	1	223	0.67	7.14	6.47	0.24	0.00	-0.24	1.74	2.37	0.63
	CONTEXTUAL SITE PLAN #2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
	HIGHLAND CREEK NEIGHBORHOOD PARK	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
	PRELIMINARY PLAT #5	5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
	PRELIMINARY PLAT #6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
	SITE PLAN #7	7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
	PRELIMINARY PLAT #8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	PRELIMINARY PLAT #9	9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	PRELIMINARY PLAT #11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	SITE PLAN #12	12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
	SITE PLAN #13	13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
	SITE PLAN #14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
	SITE PLAN #15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
	SITE PLAN #16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
	WARM SPRINGS	17	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NEIGHBORHOOD PARK #2	18	0	0.00	3.99	3.99	0.00	0.00	0.00	0.00	0.00	0.00
	32ND AVENUE	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
	SITE PLAN #25	25	355	1.07	0.00	-1.07	0.39	0.00	-0.39	2.77	12.31	9.54
	NORTH - AREA A NORTH - A	379	1.14	0.00	-1.14	0.42	0.00	0.00	-0.42	2.96	3.85	0.89
	NORTH - AREA A NORTH - A	443	1.33	0.00	-1.33	0.49	0.00	0.00	-0.49	3.45	3.42	-0.03
	NORTH - AREA A NORTH - A	350	1.05	0.00	-1.05	0.38	0.00	0.00	-0.38	2.73	1.91	-0.82
	NORTH - AREA A* NORTH - A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	9.58
	NORTH - AREA A NORTH - A	281	0.84	0.00	-0.84	0.31	0.00	0.00	-0.31	2.19	3.05	0.86
	NORTH - AREA A NORTH - A	427	1.28	0.00	-1.28	0.47	0.00	0.00	-0.47	3.33	4.22	0.89
	NORTH - AREA B NORTH - B	445	1.34	0.00	-1.34	0.49	0.00	0.00	-0.49	3.47	4.35	0.88
	NORTH - AREA B NORTH - B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	2.78
	NORTH - AREA B NORTH - B	408	1.22	0.00	-1.22	0.45	0.00	0.00	-0.45	3.18	6.01	2.83
	NORTH - AREA B NORTH - B	686	2.06	0.00	-2.06	0.75	0.00	0.00	-0.75	5.35	6.01	0.66
	Totals		8416	25.25	18.63	-6.62	9.26	0.00	-9.26	65.64	165.14	99.50

* Open Space credit is counted for any area that will drain within 24 hours.



- 3D. Sheet #1: Remove subdivision from the title. Make the SP title unique and revise the title bottom right of the sheet.
- 3E. Sheet #1: Remove "of sheet" on all sheets of the site plan set.
- 3F. Sheet #2: Revise Highland Creek Parkway to Highlands Creek Parkway.
- 3G. Sheet #3: Add ROW reception # TYP and remove EDN# from E. Warm Springs Avenue and N. Catawba Street.
- 3H. Sheet #3: Can we get clarification on what will occur in the northwest corner of the site? There is concern that residents will create their own pathway in this corner if there is no other sidewalk connection.
- 3I. Sheet #5: Include the width of all adjacent sidewalks.
- 3J. Sheet #5: Add reception # to Main Street and remove EDN #.
- 3K. Sheet #5: Reference TAH ISP #1 and include CN.
- 3L. Sheet #5: Revise the title of the referenced site plan to Site Plan No. 15 CN #.
- 3M. Sheet #5: Replace property description with new plat information.
- 3N. Sheet #5: Remove the 811 logo from all sheets.
- 3O. Sheet #9: Provide lighting details and material color for tensile shade structure.

4. Landscaping Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal

- 4A. Show landscape shaded back around the site that is provided by adjacent site plans. Reference the Site Plan name and case number.
- 4B. Revise the landscape table to identify the requirements for the site plan area. Any area outside of the site plan should be summarized separately.
- 4C. Identify the surface materials and mulches per the comments on the redlines.
- 4D. Sheet #1: Include lines for hardscape and landscape areas separately. Landscape areas should be consistent with the table on Sheet 7. Combine turf and landscape areas in Site Data (represents the impervious surface).
- 4E. Sheet #4: Identify material. Is this a concrete curb?
- 4F. Sheet #5: Identify all surface materials.
- 4G. Sheet #5: Identify called-out groundcover material. Mulch? Stone or organic?
- 4H. Sheet #5: Show landscape approved in Warm Springs site plan screened back. Plant labels are not needed.
- 4I. Sheet #5: Increase the ground cover schedule size.
- 4J. Sheet #5: Move labels to eliminate overwrites.
- 4K. Sheet #5: Are street trees and other landscapes being shown and identified along the Main Street and Warm Springs tree lawns?
- 4L. Sheet #6: Provide more details for the bocce ball court. What is the surface material? Will there be a curb around the court?
- 4M. Sheet #7: Specify a water-conserving turf.
- 4N. Sheet #7: It does not appear that there is any landscape in the overlap areas & the landscape requirements should have been met by the adjacent site plans, so there is not any additional landscape requirement for the overlap.
- 4O. Sheet #7: Do not add to SP total area. You can add it as a separate, independent line.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

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

- 5A. Sheet #3: Please dimension existing and proposed sidewalks on the Site Plan also.
- 5B. Sheet #3: It appears that the "Existing Sidewalk" label is in the wrong location. Please verify.
- 5C. Sheet #3: Please align the sidewalk with curb ramps. (TYP.)
- 5D. Sheet #4: It appears that the "Existing Sidewalk" label is in the wrong location. Please verify.

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

- 6A. Sheet #3: Call out STOP signs, RLMTR and additional signs noted on the sheet.
- 6B. Sheet #3: Identify widths of existing sidewalk(s).



6C. Sheet #3: Recommend crosswalk here for high pedestrian crossing.

7. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

7A. Sheet #1: Please add the requested photometry plan general notes.

7B. Sheet #1: Provide a photometric plan sheet showing the illumination along the accessible route throughout all portions of the park.

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

8A. Sheet #4: Show the irrigation water meter location.

8B. Sheet #4: All onsite storm is private.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

9A. Sheet 3#: Active recreation uses and facilities shall be located a minimum of fifty feet (50') from single-family lots to lessen impacts to such residential areas.

9B. Sheet #3: Include security lighting and show fixtures on the detail sheet.

9C. Sheet #5: Provide ADA accessible play surface allowing access to the ADA play features.

9D. Sheet #10: Please include another ADA play feature.

9E. Sheet #10: Include a picture of the log pile amenity.

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

10A. Sheet #1: Sheet 1: Confirm property description. A portion of Tract E?

10B. Sheet #1: Remove this portion of this note to match COA 2022 Site Plan Note exactly.

10C. Sheet #3: Advisory Comment: Confirm B&D's/CurveyData match the plat.

11. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

11A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES

12. DEN Aviation Noise

12A. DEN provides the following comments: The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

12B. Additional referral comment letter attached.

13. Xcel Energy

13A. Comment letter attached.



Right of Way & Permits

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

April 25, 2024

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

Attn: Jeremiah Fettig

Re: The Aurora Highlands PA 58 Neighborhood Park, Case # DA-2062-56

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands PA 58 Neighborhood Park**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests 10-foot-wide utility easements around the perimeter of this tract.

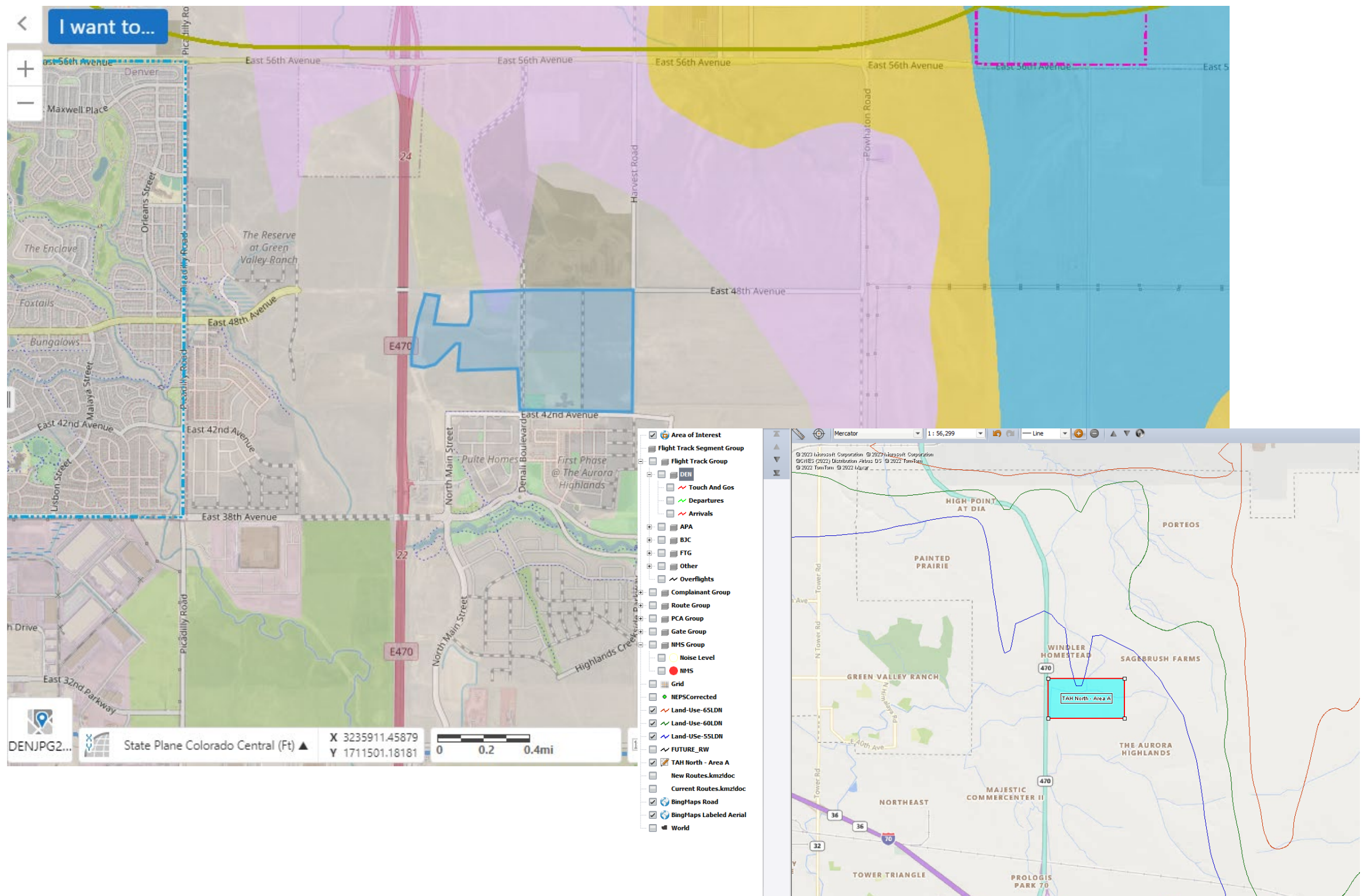
The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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

TAH North – Area A

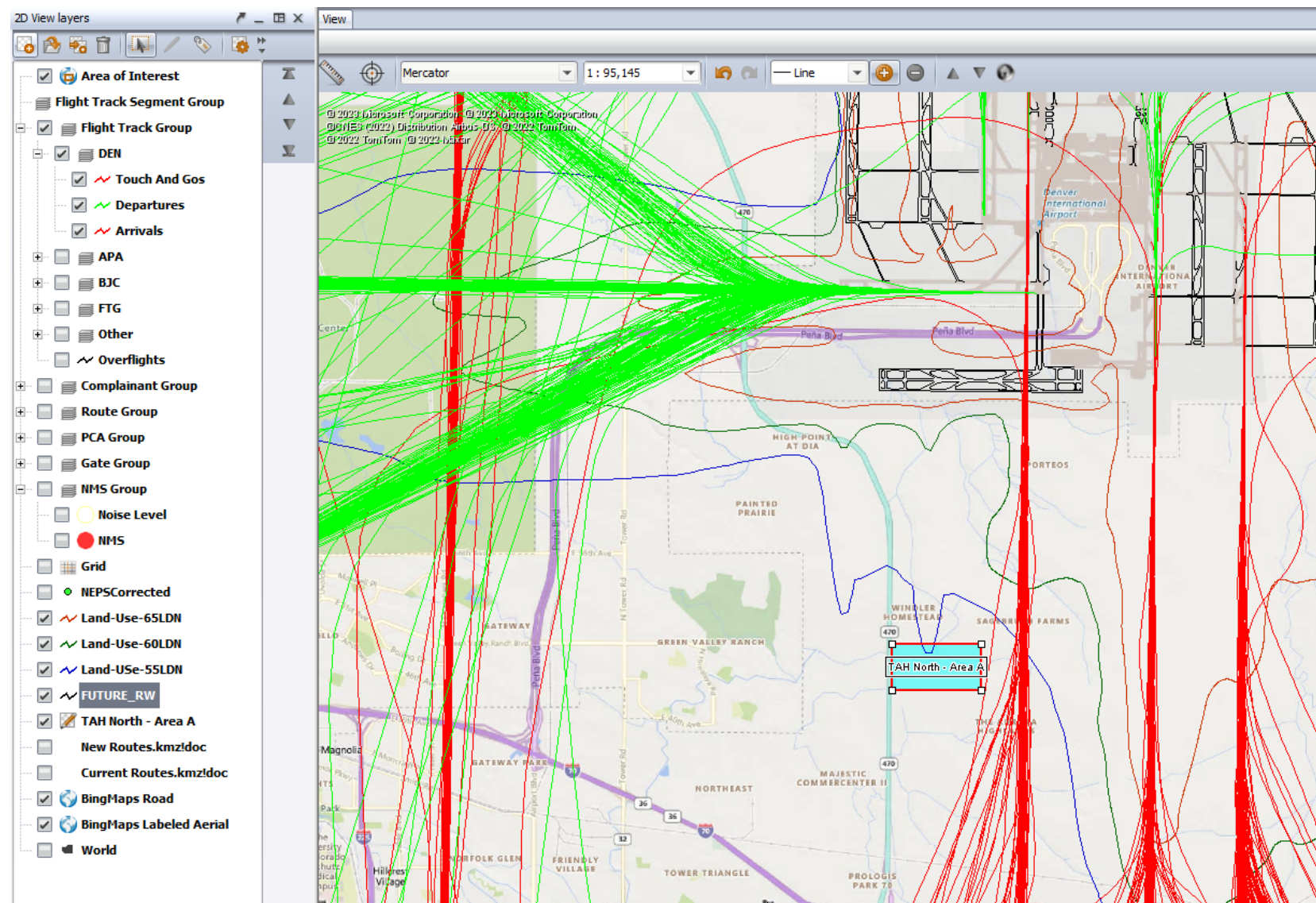


DEN Aviation Noise Analysis – TAH North – Area A

DEN Aviation Noise:

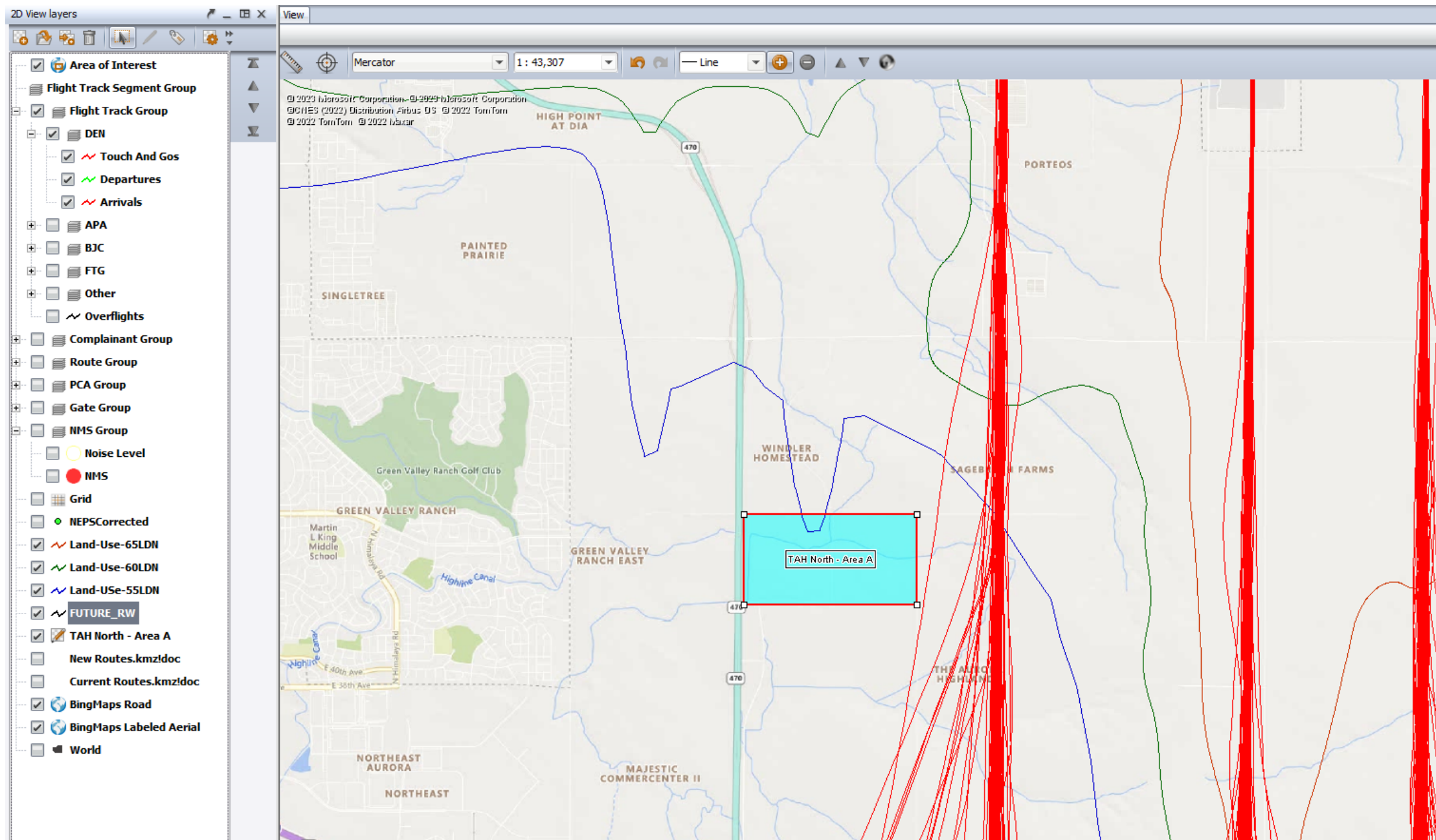
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrival and departure at DEN. All related aviation noise statements should be included in homeowner information, documentation and contracts.

Other areas in this development have been reviewed previously, and the noise analysis still holds true. This portion of the development will have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 4,100 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 2/23/23. This days of flights depicts a typical flight pattern for a 24 period.



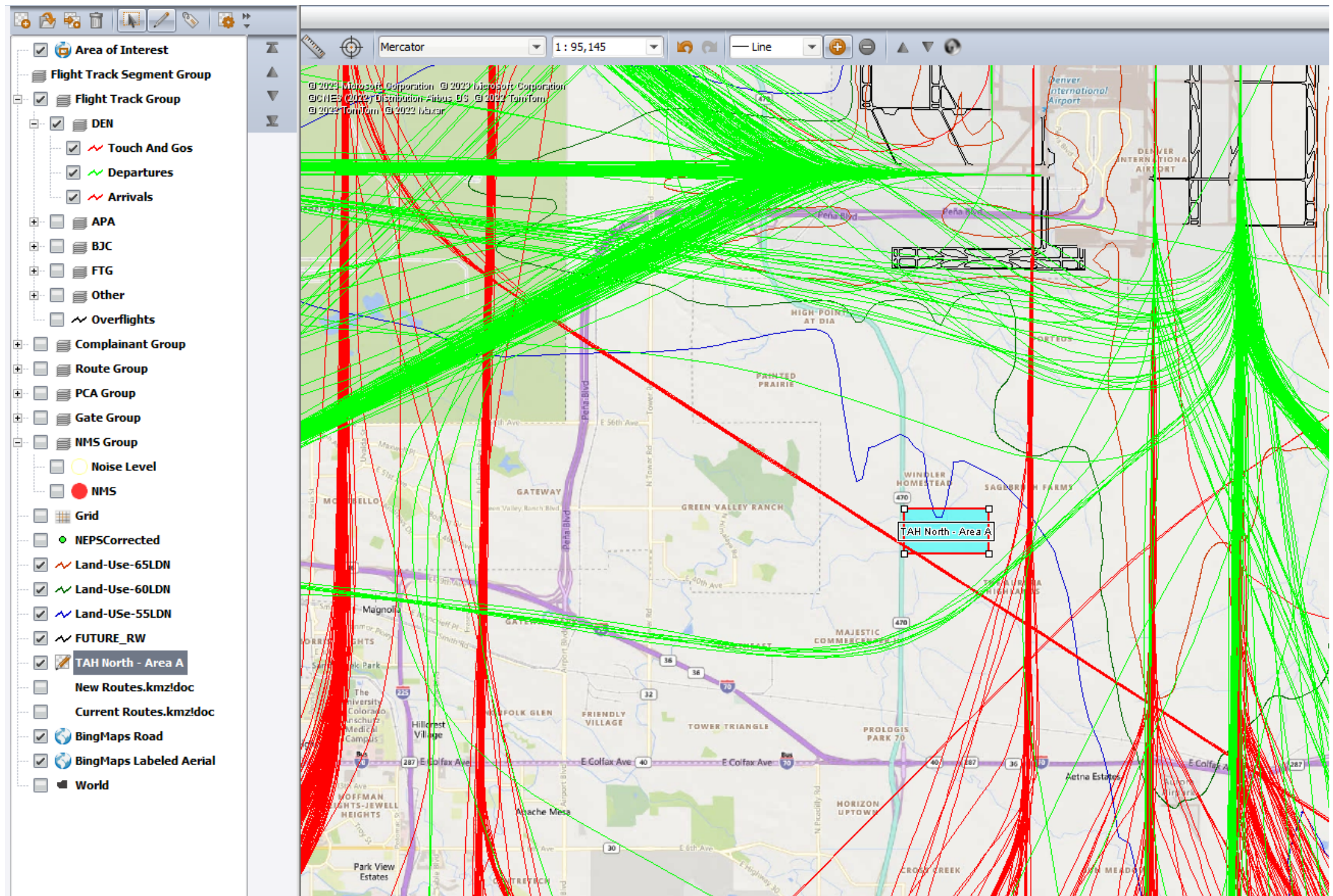
DEN Aviation Noise:

Same flight data from 2/23/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the north end. This portion of the 55 DNL pertains to the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north of this property is built, 16C/34C (might be the runway names) there will definitely be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to that runway.



DEN Aviation Noise:

Flight data from 2/26/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L. They are approximately .30 - .45 miles to the southeast of that property. Their altitudes can vary based on aircraft type. On this day they were between 3,300 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds or inclement weather the FAA will depart aircraft to the south and then turn them west to get back onto the final pattern. This could happen from any one of the north south runways.



DEN Aviation Noise:

The future 2 north/south runways that will eventually be built on the west side of the airfield, will cause more arrival overflights to this property once those runways are built. Those future runways are depicted in black outlines on the map. Just inside the airport boundary on the west side of the airfield. This would enable the FAA to potentially perform quadruple arrivals using 2 north south runways on both west and east sides of the airfield.

