



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

AuroraGov.org

December 12, 2024

Geoffrey Babbitt
Torero Land Investments, LLC
2953 S Peoria Street, Suite 200
Aurora, CO 80014

Re: Technical Corrections Review: Aurora One – Master Plan Amendment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Geoffrey Babbitt:

Thank you for your second technical corrections submission, which we received on November 22, 2024. The review letter contains comments from all city departments.

Because there are some outstanding issues remaining based on the changes made since the last submittal in February 2024, another technical corrections submittal will be required. Please resubmit all requested tabs at your convenience.

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.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-08tech2.rtf



Second Technical Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. When listing the amendments associated with each tab, please remove the date on the first page.
- 1B. Note the amendments made to Tab 4 to be consistent with the other tabs.
- 1C. Update the Case Number in Tab 6 where requested.
- 1D. Ensure that the detention ponds are shown consistently in Tabs 8 and 9 as they are in the PIP. Specifically, the detention pond in PA-13 is shown in different locations in these documents.
- 1E. Review redline comments throughout Tab 12 and update with the next submittal.
- 1F. The bubbling in the PIP appears to be different from the other tabs. It appears that only changes made since February 2024 are bubbled instead of all changes. Please provide consistency with the other tabs.
- 1G. The curved road alignment shown in the PIP through PA-10 is problematic and was changed since the last submittal of the Master Plan. Please revise.
- 1H. Show all required trails in the PIP.
- 1I. The exhibits in the PIP have not been updated to note the correct open space acreages for all planning areas. Please ensure all acreages match Tab 8 and Tab 9.
- 1J. Review comments on the open space shown through PA-10 in the PIP and add requested note.
- 1K. Update the public art numbers to be consistent with current requirements.

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

- 2A. Address minor redline comments in Tabs 10 and 11 regarding bubbling and extra text.

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 3A. If the trail is replacing the sidewalk along Picadilly Road or any other local streets, it will be required with each adjacent planning area.
- 3B. Clarify why language is being to the PIP regarding pedestrian improvements where called out. By identifying a street as a requirement for a planning area, the sidewalk associated with it is already required.

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

- 4A. Traffic will not support the curvature in the roadway through PA-10 that is shown in the PIP.

5. PROS (Erick del Angel / 303-739-7154 / edelange@auroragov.org / Comments in purple)

- 5A. Call out all planning areas that will have open space where requested in the PIP.
- 5B. Revise the wording regarding open spaces in the PIP.
- 5C. Review comments in the PIP regarding trail width.
- 5D. Change trail colors in the PIP where requested.
- 5E. Address all redline comments in Form J on the acreage, ownership, and triggers.