



Planning Division
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October 25, 2022

Bill Parkhill
Parkhill Development
631 High Street
Denver, CO 80218

Re: Second Submission Review – Metro Center Parcel A Infrastructure Site Plan and Plat
Application Number: **DA-1489-25**
Case Numbers: **2022 6034 00; 2022 3054 00**

Dear Mr. Parkhill:

Thank you for your initial submission, which we started to process on Friday, October 7, 2022. 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 community members.

Since several important issues remain, you will need to make another submission after the Planning and Zoning Commission Hearing in the form of a technical. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, November 9, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org

Sincerely,

Ariana Muca, PLA
Planner I

cc: Andrew Dunham Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Filed: K:\SDA\1489 25rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Further questions regarding the Metro Center Plaza West (Planning).
- Confusion regarding the plat as there is missing linework on the plat (Real Property)
- Repeat comments need to be captured upon technical review (Landscape).
- Concerns over fire hydrants potentially needing more for coverage (Fire and Life Safety).
- Show how trails are maintained and ownership (PROS).
- The ROW should end at the end of the public street (Public Works).
- Conflict with water mains and utilities may need to be adjusted (Utilities).
- Traffic comments to follow.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received at this time.

2. Completeness and Clarity of the Application

- 2A. The recordation of this site plan set will be in Black and White. Upon technical submission be sure there is no color in the site plan set.
- 2B. Repeat comment: Include abutting zone districts, typical of all set plan sheets.
- 2C. The property line is reading as similar surrounding line weights, please have more of a lineweight patten or weight change.
- 2D. Something is printing incorrectly on the site plan title block C16 and C17.

3. Architectural and Urban Design Issues

Site Plan

- 3A. In the master plan under Metro Center Plaza West, there is a call out for last mile transit stations, food truck parking, enhanced paving, street furnishings, and bike racks. The infrastructure site plan does not have much room for many of these activities. The expectation is PA-A3 will build this on any CO of PA-A3. I was a bit confused about why this would be shown on the civil plans and not the site plan. It is not permissible to exclude a large area such as this from the site plan.

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

Sheet 21-35

- 4A. Repeat comment not completely fixed. Per code, all ornamental trees shall be 2" Cal. Min.

Sheet L-3

- 4B. Repeat comment: Add contour elevation labels on all sheets.
- 4C. Please add bike path symbols and label bike paths.
- 4D. Please add a label and detail that describes what the double line is around some plant beds. Add label and detail reference to all sheets where applicable.
- 4E. Please clarify if the double line between the bike paths is just paint or another surface material.
- 4F. If the art location is only a potential location, change the legend text to say potential public art location too.

Sheet L-4

- 4G. The space between the turf and the play area will probably be used for foot traffic. Please consider adding a wider turf transition adjacent to the play area to minimize foot traffic on the native seed area.
- 4H. Please consider moving the pet waste station closer to the beginning of the trail.
- 4I. Please add bike path symbols and label bike paths.
- 4J. Is the long plant bed area highlighted just mulch? Please add more landscaping to this large bare area. Planting bed areas should be outlined in black.



- 4K. Label all retaining walls and raised planter beds. Add maximum heights to each and include details with the materials used.
- 4L. Is the planter bed highlighted at grade? Is the edge a 4-6" curb? Is it a raised planter bed? Please clarify.
Sheet L-5
- 4M. What is this smaller circle?
Sheet L-9
- 4N. Please add bike path symbols and label bike paths.
Sheet L-10
- 4O. Please add bike path symbols and label bike paths.
Sheet L-12
- 4P. Please add bike path symbols and label bike paths.
Sheet L-9
- 4Q. Please add bike path symbols and label bike paths.
Sheet L-15
- 4R. Add detailed information to the double lines shown on some of the plant beds on the plans.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. No further comments.

6. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Cover Sheet

1 of 35

- 6B. Does Note 14 apply to this application? Ensure light fixtures meet the draft standards. A draft list of pre-approved fixtures is available. Please let me know if you need a copy.

Overall Site Plan

7 of 35

- 6C. Ensure light fixtures meet the draft standards. A draft list of pre-approved fixtures is available. Please let me know if you need a copy.
- 6D. If the street is revised to match COA standards, then the ROW should end at the end of the public street.
- 6E. Ensure this turn meets minimum turning radius width or additional pavement widening criteria.
- 6F. This street section does not match any street standard nor any street from the PIP. This should be a public access and fire lane easement if it does not meet public street standards.
- 6G. What does this mean? Show the improvements if they are proposed with this ISP.
- 6H. Check dimensions as indicated on the site plan.
- 6I. Dimension the proposed sidewalk.

Overall Site Plan

8 of 35

- 6J. Label the curb return radius.
- 6K. Update the opposing ramp.

Grading Plan

9 of 35

- 6L. If this ramp is being revised, then the opposing ramp should be updated as well.
- 6M. Label the curb return radii.
- 6N. All roadways shall intersect at 90 degrees +/- 5 degrees.
- 6O. Dimension the width of the street here.
- 6P. Ensure this meets urban center intersection criteria.
- 6Q. Can't this hatch be revised for clarity in the keymap?



Grading Plan

10 of 35

- 6R. Label the proposed swale.
- 6S. If this remains as public ROW, max 4:1 slope.

Grading Plan

11 of 35

- 6T. Provide a max height or height range on the grading plan for each of these walls. Provide a section for these walls. The section on sheet 19 shows a max height of 4'.

Details

19 of 35

- 6U. Show railing on the detail.

7. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 7A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

8. Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Utility Plan

Sheet 13 of 35

- 8A. Please verify onsite sewer alignment for this site is able to connect at this location.
- 8B. Please dimension the 5 ft separation between the waterline and C&G in this location.
- 8C. Matchlines are not matching up with pages.

Utility Plan

Sheet 14 of 35

- 8D. C&G alignment places the Sanitary main in an inadequate location per AW spaces.
- 8E. Linework shows this as a proposed hydrant. Please verify.

Utility Plan

Sheet 15 of 35

- 8F. The alignment of this C&G places the WM in a location, not in line with AW specs.
- 8G. WM is in direct conflict with this inlet.

9. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 6

- 9A. It appears as if there is inadequate fire hydrant coverage. Please add the existing and proposed fire hydrants to this sheet or provide a separate detail showing fire hydrant locations.
- 9B. Fire hydrants shall be placed on average 500'. Dakota Ave should have at least two fire hydrants based on spacing requirements. Revise the location of the fire hydrants to reflect 500' spacing.

Sheet 8

- 9C. The Dakota Ave dead end exceeds 150' in length and will require an approved turnaround for fire apparatus. 2015 IFC 503.2.5
- 9D. An approved turnaround will be required if this is a dead-end road. Please work with engineering to determine the appropriate dead-end element.

Sheet 14

- 9E. Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround. Please verify this hammerhead turnaround design has been approved by engineering.



10.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

See redline comments on Subdivision Plat and Site Plan.

Cover Sheet

1 of 32

10A. See redline comments on Subdivision Plat and Site Plan.

10B. Update owner's signature.

Existing Ownership Sheet

3 of 35

10C. Label Road Name with ROW Reception Number and Width.

10D. Many edits on the site plan regarding misspellings or misinformation.

10E. Be sure to match the plat and the site plan.

10F. Show proposed Filing 9 Lots, Blocks, and Streets (Typical).

10G. Provide existing ROW Reception Number.

10H. Utility Easement Rec. No. B3083509? Shows up in the COA GIS.

10I.

Existing Ownership Sheet

4 of 35

10J. Check the spelling on all sheets.

10K. Show proposed Filing 9 Lots, Blocks, and Streets (Typical).

10L. Provide existing ROW Reception Number.

Preliminary Plat

5 of 35

10M. 10.0' Utility Easement Cannot overlap Exclusive 6' Gas Easement (Typical).

10N. The closure Report shows different information.

10O. Provide existing ROW Reception Number.

Preliminary Plat

6 of 32

10P. 10.0' Utility Easement Cannot overlap Exclusive 6' Gas Easement (Typical).

Plat

1 of 3

10Q. Closure Report shows 251.29'?

10R. Provide updated Title Commitment (dated 9/06/2022).

Plat

2 of 3

10S. Utility Easement Rec. No. B3083509? Shows up in the COA GIS and should be brought to the attention of the title company for inclusion.

10T. Move the monument symbol as shown on plat.

10U. Does U.E. need to parallel G.E. in this location?

10V. Label blocks on plat sheets.

10W. Linetype scales in details seem off.

10X. Site Plan and Plat have different street detail names.

10Y. Closure Report shows 251.29'?

10Z. Label U.E. Geometry where non-concentric.

Plat

3 of 3

10AA. Missing line work.

10BB. Label utility easement.



11.PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / comments in mauve)

Site Plan

- 11A. Based on the design shown within the trail easement and drainage corridor, it is designed beyond what PROS is able to take maintenance responsibility for. PROS supports the design shown should this become privately maintained.
- 11B. Please clearly show the delineation between where maintenance responsibilities change.
- 11C. The acreage identified in the table does not match what's proposed within the master plan. Please clarify if the additional 'greenway sup' acreage is coming in with the adjacent development or if this is the final proposal.
- 11D. Call out any stairs and grade of any proposed trail connections.
- 11E. Provide seating around the playground for families.
- 11F. Provide a transition/border around the turf area before it becomes native grass.
- 11G. Identify security lighting on site.
- 11H. Show playground typicals

Plat

- 11I. The trail easement is identified on the plat and the cover sheet notes that all easements will be maintained by the owner, excepting out the city. Please clarify if the intent is to transition this easement area to be privately owned/maintained.

12.Arapahoe County (Sarah White / 720-874-6500)

- 12A. Thank you for the opportunity to review and comment on this project. the Arapahoe county planning division has no comments; however, other Arapahoe county departments and/or divisions may submit comments.

13.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 13A. No new comments.

14.Mile High Flood District (Mark Schutte / 303-455-6277)

- 14A. No Comment.