



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

AuroraGov.org

January 13, 2025

Ted Laudick
ACM ASOF IX Aurora 310 JV LLC
450 E 17th Ave Ste 400
Denver, CO 80022

Re: Initial Submission Review: 56th and Picadilly Marketplace Offsite Improvement Site Plan - Infrastructure Site Plan
Application Number: DA-1662-37
Case Number: 2024-6052-00

Dear Ted Laudick:

Thank you for your initial submission, which we started to process on December 19, 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 Tuesday, February 4, 2025.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire
Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comment Letter

cc: Jeff Blankenship, Silverbluff Companies 18335 E 103rd Ave Ste 204 Denver, CO 80022
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-37rev1.docx



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Rename Site Plan, clarify E 56th Ave. improvements, show adjacent area streets (Planning) [title updated based on project name redline](#)
- Align Road A with Skydance access, revise signage (Traffic) [Updated alignment with Sky Dance access](#)
- Sidewalks on 54th and Road A required, show ultimate conditions for Picadilly and 56th (Engineering) [Ultimate condition shown for](#)
- Show and label existing and proposed adjacent hydrants (Life Safety) [Hydrants shown and labeled](#)
- Note timing and responsibility for curbside landscape, label adjacent site plans with landscape (Landscape) [After discussion with C](#)
- Downstream sanitary sewer required, provide additional stubs (Water) [Downstream sanitary shown as separate project to be completed pri](#)
[Also additional stubs shown and labeled](#)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Three (3) registered neighborhood organizations, thirty-four (34) abutting property owners and seven (7) outside agencies 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 one (1) outside agency and is attached to this letter.

2. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 2A. Revise title of the site plan Marketplace at GVRE Offsite Improvement Site Plan. [title updated based on project name redline](#)
- 2B. Contact Phil Turner at (pcturner@auroragov.org) to get the correct road name for “Road A” and update all references accordingly. [Email to be sent to Phil Turner on name coordination for Road A once we hear from ownership and neighboring project on the name of the](#)
- 2C. If all of the proposed improvements, except curbside landscape. Will be completed, why or where will temporary hammerheads be constructed? [Hammerheads shown and called out as temporary near 54th and Road A since there are future stubs and roadway co](#)
[different area, please specify and markup on the plans for the location.](#)
- 2D. What “concept” is referenced on Page 2? Additionally, there are no attachments as referenced. [Page 2 of the plans? or the letter?](#)
- 2E. Specify the right-of-way will be dedicated by a concurrent subdivision plat application. [ROW dedicated shown on plans](#)
- 2F. The Project Phasing is not consistent with the previous discussion. Please update. [Updated phasing based on discussion of phasing](#)
- 2G. Clarify what areas will / will not be landscaped. Include the trigger for future landscape design and installation and by whom. Who will be responsible for these items as well as irrigation and maintenance? [After discussion with City E. 56th Avenue will be](#)
- 2H. Address the minor site plan criteria for approval and how the proposed ISP meets the criteria. [Minor site plan criteria used to update t](#)
[the plans.](#)

Site Plan

- 2I. To minimize confusion, please revise title of the site plan Marketplace at GVRE Offsite Improvement Site Plan. [title updated bas](#)
- 2J. The Overall Site Plan includes E. 56th Avenue to Tibet Road, however, this was not included in the initial scope of the proposed plans. Please clarify and revise the site location as needed. [Updated to remove the area along 56th ave to Tibet road](#)
- 2K. Is the south half of E. 54th Avenue currently owned by Clayton Properties? If so, add the Owner list and a signature block. Additionally, verify if the south half of the right-of-way will be included in the proposed subdivision plat or dedicated by separate document. [Owner list updated to show Clayton Properties as a signature](#)
- 2L. Expand the area shown in the Vicinity Map and include all “site” areas to be improved with this site plan. Show and label intervening streets and city boundary, and the City and County of Denver. [Vicinity map updated to show city boundary, Denver, and](#)
- 2M. Update the Land Use Data to clarify what is included in the hard surface area. [updated land use data and note that hard surface includes](#)
- 2O. Unless otherwise required, only include the proposed street section, benchmarks and Infrastructure Notes one time. [Plans updat](#)
- 2P. Show and label all adjacent subdivision plats, including Denver, and adjacent zone districts on the Overall Site Plan. [Adjacen](#)
- 2Q. Show all existing and proposed lots, blocks, tracts, easements, etc.. for the proposed Green Valley Ranch East Subdivision Flg. No. 23 and include the area of Tract A on the Site Plan sheets. [If there a](#)
[updates](#)
- 2R. Reference the Picadilly Road ISP and include the case number. [Picadilly ISP and Case number label added](#)
- 2S. Show and label all existing and proposed easements. Are there any easements within or to/from Tract A? [Tract A label updated and](#)
- 2T. Label and dimension the maintenance access in Tract A. Clarify permanent vs. temporary improvements. [Access updated and mo](#)
- 2U. Clarify with labels the location of the ultimate right-of-way for Picadilly Road and E. 56th Avenue. [ROW for Picadilly label added wi](#)



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- 2V. It is unclear why E. 56th Avenue is shown to Tibet Road. The extension of sanitary sewer is noted labeled “by others.” Please provide more information and if applicable, identify the plans that include the design for the sewer.

Downstream sanitary s
Also additional stubs s

3. Landscaping (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in teal)

- 3A. Update Note 4 on Sheet 2 to reflect this project. Also note whether the Metro District or adjoining retail parcels are responsible for the installation, irrigation and maintenance and the timing of the installations. [Note 4 and sheet 2 updated](#)

- 3B. Label what appears to be the 100-Year water surface elevation on Sheet 10. [100 year WSEL added](#)
Sheet 17

- 3C. There will not be a future ISP. Please include the landscaping for the south side of E. 56th Avenue with the next submission. [After discussion with City E. 56th Avenue will be a separate submittal](#)

- 3D. Update the label indicated to state, *For the curbside landscape for N. Picadilly Road, refer to Picadilly Road Infrastructure Site Plan (38th Avenue to 56th Avenue) Case Number 2024-6040-00.* [Label added](#)

- 3E. Add the arrow/line where indicated. [Arrow added](#)

- 3F. Update note two of the City of Aurora notes per the review comment provided. [Note reviewed](#)

- 3G. Please update the maintenance notes to indicate what median(s) are being referenced. [Median note removed as there will not be any medians for 54th ave and Road A](#)

Sheet 18

- 3H. Update the curbside tree lawn planting requirements table per the comments provided. [The curbside tree lawn planting requirements table has been updated per comments.](#)

Sheet 19

- 3I. Re-organize the sheets so that this sheet is the last sheet. [Sheets reorganized.](#)

- 3J. Update the Water Use Exhibit per the comments provided. [Water Use Exhibit updated](#)

Sheet 20

- 3K. Provide the landscaping around the monument sign. [Monument planting to be provided by others](#)

- 3L. Include a detail of the proposed monument sign i.e. elevation, materials, colors, height etc. [Monument planting to be provided by others](#)

- 3M. Why is there a 50' measurement being provided? Is there a requirement for signs to be 50' from the corner? [Dimension is included for clearance between the face of sign. According to UDO, there needs to be clearance.](#)

- 3N. Adjust the location of the plant labels. [Location of plant labels revised](#)

- 3O. Add the notes where indicated. [Notes have been added](#)

- 3P. The Key Map may have to be enlarged and include the street names. [Key map has been enlarged and include street names](#)

Sheet 21

- 3Q. It would be good to have some color from shrubs or via perennials. [Monument sign provided by others](#)

- 3R. Which applicant is responsible for the sign and associated landscaping? Landscaping is being provided on both the ISP and the grocery store plans. Please clarify with the next submission. [Landscaping design to be provided by Galloway Plans](#)

- 3S. What is the random line in the tract with the signage? [Random line removed.](#)

- 3T. Update the note where indicated. [Note has been updated](#)

- 3U. Please differentiate between proposed and existing contours. [Existing contours changed to a dashed line.](#)

- 3V. There is a section of sidewalk that is shown within the detention pond tract, and no future development is proposed within this tract. Will the section of sidewalk included in this tract be constructed with the pond? [Sidewalk will be done by others. Refer to Galloway.](#)

- 3X. Adjust landscaping and remove from the sidewalk. [Landscape has been adjusted to remove from sidewalk.](#)

- 3Y. Add the street name where indicated. [Street name has been added](#)

- 3Z. Label the trees. [Trees have been labeled](#)

4. Addressing (Phil Turner / pcturner@auroragov.org)

- 4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Email to be sent to Phil Turner on name coordination for Road A once we hear from ownership and neighboring project on the name of the roads for a



- 4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 5A. Provide the case numbers for the 56th and Picadilly Rd. ISPs. They are required to be approved, constructed, and accepted prior to issuance of TCO for the commercial buildings. [Adjacent project Case numbers added based on the plans and labels we have more current plats or additional information, please send to us and we will update](#)
- 5B. Add the notes provided on Sheet 2. [Notes on sheet 2 updated](#)
- 5C. Revise to Street Lighting Information pedestrian activity level to medium due to adjacent commercial. [Ped level updated to medium](#)
- 5D. Construction of the Road A sidewalk is required on both sides of the street with this application. [Road A sidewalk labels updated](#)
- 5E. Why is an interim condition proposed at Street A/E. 56th Ave. intersection? E. 56th Avenue is required to be built and accepted prior to the TCO for the commercial buildings. [Road updated to show tie to future 56th ave instead of interim condition](#)
- 5F. Sidewalk is required to be constructed on both sides of E. 48th Avenue with this application. Show the sidewalks tying into the Picadilly Rd. sidewalks. [Road A sidewalk labels updated](#)
- 5G. Why is an interim condition proposed for Picadilly? Picadilly is required to be built and accepted prior to TCO for the commercial buildings. [Road updated to show tie to future Picadilly ave instead of interim condition](#)
- 5H. Label curb return radii. [Label added](#)
- 5I. Provide a 15' lot corner radius at the intersection of local streets. [Label added and lot corner radius updated](#)
- 5J. Provide a minimum 1% grade in streets. Please note, this application is subject to the 2025 Roadway Manual requirements. [Road grading updated to 1%](#)

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

Site Plan

- 6A. The Road A alignment to Skydance roadway approach at 56th is an issue. Review the Skydance plans (RSN 1651534) and revise as necessary. [Road A alignment and approach from 56th ave updated](#)
- 6B. Adjust where the curb and gutter for Road A tie into E. 56th Avenue. [Curb and gutter updated to tie to 56th future and remove the interim condition](#)
- 6C. Illustrate the traffic signal easement(s) at the Road A/Picadilly Road intersection. [traffic signal easements added and called out with labels](#)
- 6D. What design speed is used for E. 56th Avenue? The sight distance triangles are excessive. [Sight distance triangles updated and now within standards](#)
- 6E. Per the Roadway Manual, street name signs must be revised to D3-1 signs. Revise signage per the comments on the redlines. [Street signs updated to D3-1 for post mounted signs](#)
- 6F. Stop bars must be 4' from crosswalks and stop signs must be included as part of this ISP and located accordingly. [Cross bar location updated](#)
- 6G. Add the note provided on Sheet 17 and show sight triangles on the landscape plans. [Sight Triangles shown on the landscape plans](#)

7. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 7A. Show the fire hydrants in the street sections.
- 7B. Show the locations of the proposed hydrants along all adjacent streets, including Picadilly Road. [Approximate locations of the adjacent streets added](#)
- 7C. Indicate the "No Parking" area delineated by a 15-foot measurement to either side of the hydrant and the required No Parking Signs on Sheet 15. [No parking signs added around either side of the hydrant](#)

8. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

- 8A. Downstream sanitary sewer must be installed and accepted prior to issuance of TCO or CO. [Downstream sanitary to be installed and accepted](#)
- 8B. Existing stubs not utilized must be disconnected and capped at the main. [Note added for existing stubs to be capped if not utilized.](#)
- 8C. Provide a stub for future Road A to the south. [Future stub for Road A added](#)

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

- 9A. If there are no proposed PROS maintained medians in this ISP, please remove the PROS note on Sheet 17.

No proposed PROS medians for this project so note removed on sheet 17



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10. Land Development Services (Maurice Brooks / 720.587.7294 / mbrooks@auroragov.org / Comments in magenta)

10A. Dedicate any needed easements or rights-of-way by separate documents or by subdivision plat. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

[Future easements and ROW to be dedicated by subdivision plat or separate document. This will be coordinated and submitted to Aurora Real Property](#)

11. Xcel Energy

11A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 2, 2025

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

Attn: Debbie Bickmire

Re: 56th and Picadilly Marketplace Offsite Improvement, Case # DA-1662-37

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **56th and Picadilly Marketplace Offsite Improvement**. Please be aware PSCo owns and operates existing high-pressure natural gas *transmission* facilities along the west property line. For **ANY** activities in this area, an **engineering review** will be necessary via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>

For future planning and to ensure that adequate utility easements are available within the adjoining developments and per state statutes, particularly for multiple feeders and main line utilities, PSCo requests minimum 10-foot-wide utility easements to be dedicated abutting all remaining property lines where these easements are not already present or proposed.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect.

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