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DEVELOPMENT

June 16, 2025

Erik Gates
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Response to Second Submission Review - Himalaya Road Extension - Site Plan
Application Number: DA-1127-50
Case Number: 2025-6010-00

Dear Erik,

This letter is in response to the comments received from the City of Aurora dated May 30th, 2025. Please see the original comments made below and our response in **bold** following each line item.

The ISP has been provided and incorporates the noted responses below.

If there are any questions or comments on the contents, please do not hesitate to contact me directly at 720-390-4232.

Sincerely,

HR GREEN DEVELOPMENT, LLC

A handwritten signature in black ink that reads 'Sean Morton'.

Sean Morton, PE
Project Engineer

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SUMMARY OF KEY COMMENTS FROM ALL DE PARTMENTS:

- Please reduce the number of ornamental grasses and increase the overall shrub count by two additional shrubs. [Landscaping]
Response: Totals have changed due to Civil changes impacting overall square footage. Numbers have been adjusted accordingly per landscape requirements.
- Since curb cuts were removed, add parking back along Himalaya Rd. [Civil Engineering]
Response: Street parking has not been added in based on correspondence between Ryan Littleton, Sergio Um, and Erik Gates on 6/5/2025. Parking is not viable on this stretch of Himalaya Road due to planned future accesses, sight distance considerations, and proximity to the rail crossing.
- SB Himalaya approach does not align with NB approach, needs to be adjusted. [Traffic Engineering]
Response: Roadway alignment has been adjusted for a direct approach.
- Typical section of Himalaya at 38th incorrectly illustrates left turn lane adjacent to thru/right lane [Traffic Engineering]
Response: Lane alignment and typical section match after alignment was reworked based on coordination with Dean Kaiser on 6/12/2025.
- Any license, easement dedications or release required by all departments need to be started. [Easements]
Response: Acknowledged.

PLANNING DEPARTMENT COMMENTS

2. Community Questions, Comments and Concerns

2A. There were no community comments or concerns on this review cycle.

Response: Acknowledged.

3. Completeness and Clarity of the Application (Comments in teal)

3A. There were no more completeness or clarity comments on this review.

Response: Acknowledged.

4. Street and Pedestrian Issues (Comments in teal)

4A. There were no more streets or pedestrian issues identified on this review.

Response: Acknowledged.

5. Parking Issues (Comments in teal)

[Site Plan Page 2]

5A. Ensure on-street parking is added back and is striped.

Response: Street parking has not been added in based on correspondence between Ryan Littleton, Sergio Um, and Erik Gates on 6/5/2025. Parking is not viable on this stretch of Himalaya Road due to planned future accesses, sight distance considerations, and proximity to the rail crossing.

6. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Site Plan Page 5]

6A. Show the right of way line as it is shown on Sheet 03. A long dash and two short dashes. The linetype scale may need to be adjusted as it is not reading or make the line darker.

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Response: Pen colors have been adjusted so ROW line is visible.

[Site Plan Page 7]

- 6B. Total shrubs on the west side of the roadway is 192 with 86 ornamental grasses which is 45% and exceeds the maximum of 40%. Please reduce the number of ornamental grasses and increase the overall count by two additional shrubs.

Response: Totals have changed due to Civil changes impacting overall square footage. Numbers have been adjusted accordingly per landscape requirements.

- 6C. Add the total shrub count under required shrubs to 363.

Response: Total shrub count has been added to the table.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. **Civil Engineering** (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

[Site Plan Page 2]

- 7A. Add parking back. 1st review comment stated to remove parking due to curb cuts being present. Since curb cuts were removed, add parking back.

Response: Street parking has not been added in based on correspondence between Ryan Littleton, Sergio Um, and Erik Gates on 6/5/2025. Parking is not viable on this stretch of Himalaya Road due to planned future accesses, sight distance considerations, and proximity to the rail crossing.

- 7B. Advisory note: Per pre app notes: "It is understood the ultimate design of Himalaya Road at the railroad crossing will be subject to agreement with the Public Utilities Commission and Union Pacific" Coordinate with Public Utilities Commission and Pacific Union, during civil plan review process, provide a copy of the agreement. Also note that phase 2 is dependent on phase 1 per phasing notes.

Response: Comment acknowledged. Union Pacific is aware of this crossing. We worked with UP over several submissions to get the horizontal and vertical geometry set to their preferences. UP indicated preliminary approval of the crossing in April 2024. PUC and UP crossing agreement will be provided during the civil plan review process. The dependency in the phasing notes is correct and intended.

- 7C. Advisory Note: Coordinate with Xcel/PSCO regarding transmission lines, in civil plans, provide a letter from Xcel stating all comments have been addressed or that they have no comments.

Response: Comment acknowledged. Coordination with Xcel/PSCO is ongoing regarding crossings and encroachments.

- 7D. Need to show more slopes throughout plans, no slopes being shown for sidewalk, landscaping, roadway, etc.

Response: More slope labels have been added to this plan view. Please note that a grading plan will be provided on the CDs, as well as a Roadway Plan & Profile and Intersection Detail Plan that will provide more details necessary for construction.

- 7E. Add parking back. 1st review comment stated to remove parking due to curb cuts being present. Since curb cuts were removed, add parking back.

Response: Street parking has not been added in based on correspondence between Ryan Littleton, Sergio Um, and Erik Gates on 6/5/2025. Parking is not viable on this stretch of Himalaya Road due to planned future accesses, sight distance considerations, and proximity to the rail crossing.

8. **Traffic Engineering** (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 2]

- 8A. Typical section of Himalaya at 38th illustrates left turn lane adjacent to thru/right.

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Response: Lane alignment and typical section match after lane alignment was reworked based on coordination with Dean Kaiser on 6/12/2025.

[Site Plan Page 3]

8B. Turning templates needed for EB right turn from 38th onto SB Himalaya.

Response: The lane alignment was changed to accommodate truck turning movements. A turning exhibit was provided on 6/12/2025 during coordination with Dean Kaiser.

8C. Traffic signal easement area does not exceed ROW and needs to be identified.

Response: Traffic signal easement has been coordinated and added to the plan set.

8D. SB Himalaya approach does not align with NB approach, needs to be adjusted.

Response: Roadway alignment has been adjusted for a direct approach.

8E. Identify grade crossing material.

Response: There will be a detailed Railroad Crossing Plan provided in the CD package. Crossing material has been called out on this sheet as well (Sectional Concrete).

[TIS]

8F. Show all turning movement LOS & delays on Table 5 as well.

Response: Table 5 updated to include all movements.

9. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

9A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

Response: Acknowledged.

10. Xcel Energy Public Service Co (Donna George/ 303-571-3306 / donna.l.george@xcelenergy.com)

10A. There were no more comments from Xcel on this review.

Response: Acknowledged.