



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

June 12, 2024

Cory Miller
 Xcel Energy, Inc.
 1800 Larimer St, Ste 400
 Denver, CO 80202

Re: Initial Submission Review – Colorado's Power Pathway - Conditional Use and Site Plan
 Application Number: **DA-2384-00**
 Case Numbers: **2024-6020; 2024-6020-01**

Dear Mr. Miller:

Thank you for your initial submission, which we started to process on May 23, 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

The Planning Commission hearing has been *tentatively* scheduled for Wednesday, August 14, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303-739-7541 or rabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
 City of Aurora Planning Department

cc: Wright - Power Engineers 3900 S Wadsworth Blvd, Ste 700 Lakewood, CO 80235
 Rachid Rabbaa, Case Manager
 Jacob Cox, ODA
 Filed: K:\\$DA\DA-2384-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Missing Site Plan Notes, Legal Description and Cross Section. Please include these items in the resubmittal. (Item 2)
- Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way, and any utility easements being provided in association with the transmission line (Item 3)
- Dimension the ROW on the plan view and provide the street classification for Quincy Avenue (Item 4)
- See comments from Traffic Engineering (Item 5)
- Please contact the Aurora Water GIS department to request a digital file of existing utilities in this area. Please note that some of this infrastructure is considered critical.waterengrgis@auroragov.org (Item 7)
- Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. (Item 8)
- See comments from PROS Department (Item 11)
- ITEMS ENCROACHING INTO CITY-OWNED PROPERTY REQUIRE A LICENSE AGREEMENT (Item 12)

PLANNING DEPARTMENT COMMENTS

1. Outside Agency Comments

Name: DONNA GEORGE

Organization: XCEL ENERGY PUBLIC SERVICE CO

Address: 550 15TH ST, SUITE 700 DENVER, CO 80202

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: This is an Xcel/ PSCo project. No resubmittals are necessary.

Name: Sue Liu

Organization:

Address: Arapahoe County Public Works & Development - Engin

Email: sliu@arapahoegov.com

Comment: **A comment letter is attached.** Thank you.

Name: Steve Loeffler

Organization: 2829 West Howard Place

Address: Colorado Department of Transportation Denver CO 80204

Phone: 3037579891

Email: steven.loeffler@state.co.us

Comment: Any utility work in CDOT Right of Way will require a utility permit from our office.

Name: TERRI MAULIK

Address: ARAPAHOE COUNTY PLANNING DIVISION

Phone: 720-874-6650

Email: REFERRALS@ARAPAHOEGOV.COM

Comment: THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.



2. Completeness and Clarity of the Application

Cover sheet:

- 2A. Missing Site Plan Notes. Include in the resubmittal.
- 2B. Missing Legal Description. Include in the resubmittal.
- 2C. Please update your Letter of Introduction – Please provide details on how you plan to satisfy the approval criteria. See the approval criteria in this link <https://aurora.municipal.codes/UDO/146-5.4.3.A>
- 2D. Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way, and any utility easements being provided in association with the transmission line. (See Landscaping comments below).

3. Landscaping Issues (Kelly Bish / 303-7397189 / kbish@auroragov.org / Comments in bright teal)

- 3A. Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way and any utility easements being provided in association with the transmission line.
- 3B. Include any proposed utility easements associated with the transmission line. Also include the ultimate roadway condition with sidewalks and curbside areas aka tree lawns to determine whether the proposed transmission line or the easement associated with the transmission line will impact the curbside area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 4A. Revise to easement.
- 4B. Dimension the ROW on the plan view and provide the street classification for Quincy Avenue. (typical)

5. Traffic Engineering (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in amber)

Site Plan

- 5A. Can this pole be moved to the west roughly 20 feet? There are no plans to extend Robertsdale Way north at this time. This would be a logical place for a 2-lane collector in the future if it is needed.

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

- 6A. No comments.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 7A. Please contact the Aurora Water GIS department to request a digital file of existing utilities in this area. Please note that some of this infrastructure is considered critical.waterengrgis@auroragov.org.
- 7B. There are multiple large-diameter water mains crossing this proposed location. Include any utility easements or corridors and all utilities in the area. Poles are to be kept out of the utility easement or corridor.
- 7C. There is a sanitary sewer interceptor crossing the proposed alignment around this location. Please show all existing utilities.
- 7D. Advisory: There appears to be a waterline for Pure Cycle running along Quincy on the north side of the road. This is not Aurora Water owned infrastructure. This information is just being provided to assist the applicant avoid future field conflicts.



8. Forestry (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 8A. There may be trees affected by the project, please include the following notes in the next submittal. If it is determined that trees may be impacted by the project, it would be subject to Aurora's tree preservation policy. A consulting arborist would be required to inventory and appraise impacted trees. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included in the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 9A. If there are any additional easements that need to be dedicated to the City, then submit the documents to dedicationproperty@auroragov.org to ultimately be recorded separately.

10. Environmental Planning-Land Use (Maria Alvarez / 303-032-0223 / malvarez@auroragov.org / Comments in red)

- 10A. No comments.

11. PROS Department (Abigail Scheuermann / 303-739-7131 / ahscheue@auroragov.org / Comments in blue)

- 11A. Can more information be provided regarding maintenance and repair activity for this pole and section of the transmission line? Would maintenance/repairs require closure of the trailhead parking, etc?
11B. Is it possible for this pole to be moved further west from the existing trailhead parking lot?

12. Land Development Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 12A. NO EASEMENTS FOR THIS PROJECT. ITEMS ENCROACHING INTO CITY OWNED PROPERTY REQUIRE A LICENSE AGREEMENT, PLEASE NOTE LICENSE AGREEMENT MAY NOT BE ALLOWED BASED ON THE LOCATION. THIS WILL NEED TO BE REVIEWED BY PROS AND WATER FOR CRITICAL INFRASTRUCTURE.

Engineering Services Division Referral Comments

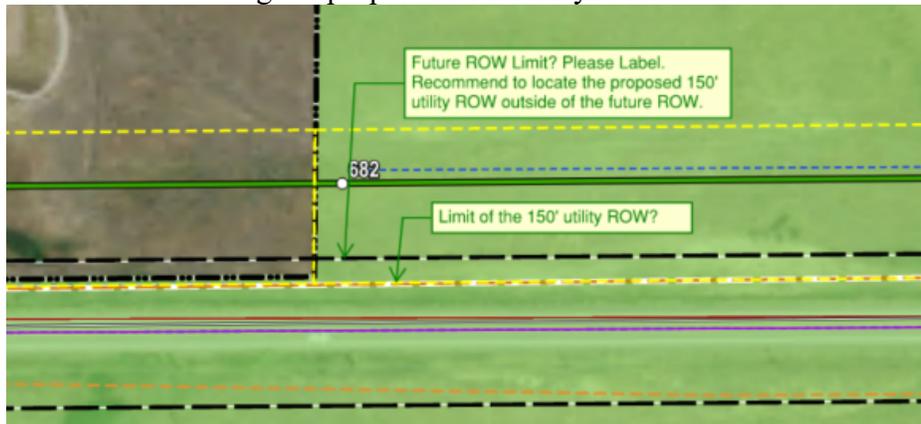
May 24, 2024

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Case Manager

RE: COLORADO'S POWER PATHWAY - CONDITIONAL USE AND SITE PLAN
DA-2384-00 (1793446)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the project of COLORADO'S POWER PATHWAY - CONDITIONAL USE AND SITE PLAN. Staff has the following comments regarding the referral at this time based on the information submitted:

- It appears that a small portion of the proposed 150' utility ROW is within the future 144' road ROW - recommend locating the proposed 150' utility ROW outside of the future ROW.



- Contact SEMSWA for Grading, Erosion, and Sediment Control (GESC) requirements if the project creates land disturbance in Unincorporated Arapahoe County.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,



ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT

BRYAN D. WEIMER, PWLF Director

6924 South Lima Street

Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711

www.arapahogov.com

Sue Liu, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O24-105