



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

AuroraGov.org

October 10, 2024

Wendy Klein
Community Development Partners
126 NE Alberta Street, Ste. 202
Portland, OR 97211

Re: Technical Submission Review: King's Crossing – Site Plan with Adjustments and Replat
Application Number: DA-1708-08
Case Numbers: 2024-4005-00; 2024-3005-00

Dear Ms. Klein:

Thank you for your third submission, which we started to process on September 27, 2024. We have reviewed your plans and attached our comments and 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 important issues remain, you will need to make a technical submission on or before November 12, 2024. The application will continue to undergo technical review until there are no further outstanding comments. 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.

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, Planner II
City of Aurora Planning Department

cc: Alisha Hammett-Shopworks Architecture 301 W 45th Ave Denver CO 80216
Brit Vigil, ODA
Filed: K:\\$DA\DA-1708-08tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Continue to work through the traffic letter comments. There are still concerns regarding the northbound movement (Traffic).
- Easement and License Agreement Process (Land Development Services)(Utilities).
- Tree mitigation and school fees

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No further comments.

2. Architectural and Urban Design Comments

2A. Advisory comment: the application has not provided any site signage. Monument signage, depending on the location, can trigger a minor amendment. A minor amendment is an administrative process that runs 6-8 weeks. Providing a location and design for the monument sign in the current site plan would avoid a need for an amendment process in the future.

3. Landscaping Issues (Tammy Cook / / 954-266-6488 / tdcook@Auroragov.org / Comments in teal)

3A. No further comments.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

5A. No further comments.

6. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Sheet 3

6A. Significant delay for NB thru/left movement, per TIS, intersection shall be restricted to 3/4 movements only.
Update

7C. Traffic Impact Study:

1. The intersection of 6th/Jasper/RCF shall be restricted to 3/4 movements only. The responsibility of the applicant.
2. See comments throughout the report

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

8A. No further comments.

9. Aurora Water (Iman Ghazali / 303-807-8869 / IGhazali@auroragov.org / Comments in red)

Site Plan

Page 6

9A. License agreement required for concrete header within the sanitary easement



10. Forestry (Becky Lamphear / 303-739-7178 / rlamphea@auroragov.org / Comments in purple)

10A. Please contact Aurora Forestry, plan cannot be approved until tree mitigation has been paid.

10B. Divide total cost mitigation by caliper inches removed.

\$39,540/90=\$439/inch

2.5*\$439=\$1,097.5

Total due \$38,442.50

11. PROS (Adison Petti / 303-739-7131 / apetti@auroragov.org / Comments in mauve)

11A. Approved.

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

12A. See the Advisory Comments on the first page of the plat. Change Note #5. Extend the Month Date line in the City of Aurora Approvals block. Page #2: delete the Sidewalk easements – confirm with Aurora Engineering Department. Page 5: Add the dimensions as indicated and dedicate a portion of the Water Easement to connect the two easements. Site Plan: page 4: show the new dedication of the Water Easement (see page 5 of the Plat.)

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

13A. No new comments.

14. Aurora Public Schools (Nicholas Leach / 651-470-3889 / njleach@aurorak12.org)

14A. No new comments.