

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



February 17, 2022

Robinson Zamorano  
Landmark Companies  
21500 Biscayne Blvd, 4<sup>th</sup> Floor, Ste 402  
Aventura, Florida, 33180

**Re: Initial Submission Review – Landmark at Town Center – Site Plan and Final Plat**  
Application Number: **DA-1594-11**  
Case Number: **2001-7010-03**

Dear Mr. Zamorano:

Thank you for your initial submission, which we began processing on January 17, 2022. We reviewed it 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 outside agency referrals.

Several important issues remain, and another submission will be required. Please revise your previous work and upload the revised documents for a second review on or before March 4, 2022. Note: the second submission shall not be accepted until the development review fee is paid. Please see the comments within this letter for details.

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.

If you have any comments or concerns regarding this review, please contact me at [dosoba@auroragov.org](mailto:dosoba@auroragov.org) or (303) 739-7121.

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Diana Rael, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\1594-11rev1



## Initial Submission Review

**NOTE: The Development Review fees in the amount of 23,476.50 must be paid prior to acceptance of the 2<sup>nd</sup> submission. Please provide payment ahead of your subsequent submission. If you have questions, please contact your Case Manager.**

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Comments were received from neighbors during this review and a neighborhood meeting will be required. Please coordinate with me and your Neighborhood Liaison, Scott Campbell ([scampbel@auroragov.org](mailto:scampbel@auroragov.org)) on scheduling your neighborhood meeting. Please note that 10 calendar days are required for noticing neighborhood meetings and the meeting would be required prior to the second submission. Any resolutions or modifications to the development that result from this neighborhood meeting must be incorporated into the second submission. Please see the listed comments below:

- Evonne McCormick  
203 N Biloxi Way, Aurora, CO 80018  
[evonne@fallriverinv.com](mailto:evonne@fallriverinv.com) / 303.520.6105  
Comment: Another terrible project! What are you guys doing?? You are ruining our neighborhoods! This is going to bring more traffic into an area that is already dangerous! I understand the area is been planned for development but why cant these projects in Cross Creek be less? It might be a little more tolerable if they were willing to do somethings to mitigate the impact ie traffic,etc. The only reason they ask for people opinion is legal protocol. They are going to do what they anyway,there is no concern for what people have to say. I am strongly against not only this project but the other projects at 6th and 1st and at Gun Club
- Shawna Willcox  
428 N Eaton Park Ct, Aurora, CO 80018  
[shawnarwillcox@gmail.com](mailto:shawnarwillcox@gmail.com) / 307.259.3652  
Comment: The roads in the area, especially 6th and Gun Club, cannot support the current traffic. An additional 180 unit apt complex will completely overwhelm the roads and make the traffic levels more unsafe than they already are. Please consider the current residents before approving this project. Thank you for your consideration.
- Name not provided  
[schatsm@gmail.com](mailto:schatsm@gmail.com)  
Comment: My vote is Nay. The Cross Creek neighborhood recently had multi-family homes built in the immediate area and there's no need to build more. These homes typically come at much lower costs than surrounding areas which ultimately drive down our home values, increase traffic, crowd our schools and increase crime. These developers operate at low costs, building sub-par units with poor quality and limited lifespan. This new unit will be run down and full of low income residents within 10-20 years. Enough!
- Craig McCann  
[Cramcc1@msn.com](mailto:Cramcc1@msn.com)  
Comment: My concern with this project is the excessive noise associated with a large apartment complex. This includes the construction noise prior to occupancy and noise after the units are occupied. Traffic flow will increase significantly. The intersection of 6th Parkway and Catawba has already been the site of numerous accidents. A traffic light should be installed. 6th Parkway is a street where there is excessive speeding and drag racing. There is currently no traffic law



enforcement taking place. Property values will decrease in the adjacent neighborhood of single family dwellings. There will also be additional foot traffic in the adjacent neighborhood. The views that incentivized the purchase of many single family homes will be obscured by the new construction.

- Lacy Jno-Baptiste

[dnvlk04@hotmail.com](mailto:dnvlk04@hotmail.com)

Comment: This building project will negatively impact traffic flow that is already severely diminished on 6th Avenue. Furthermore, additional 272 multi-family properties brings additional risks and damage to surrounding properties and their values of the neighboring subdivisions. Not to mention the parking lot flows right out into a main intersection from Cross Creek that will prevent traffic flow that is already backing up from Vista Peak elementary and middle school. Traffic calming is a serious issue that has already been proposed to the city of Aurora. Vista Peak schools are already over crowded. Is this business prepared to build the infrastructure and pay the additional/increased taxes to build another new school for that volume of multi-family homes there are bringing to an already overcrowded area.

- Brittani Burke

510 N Flat Rock Cir, Aurora, CO 80018

[Britalee09@gmail.com](mailto:Britalee09@gmail.com)

Comment: I would like to vote against this. Our neighborhood needs retail development before adding additional housing.

- Kendra Walton

167 N Coolidge Way, Aurora, CO 80018

[Kendra0609@hotmail.com](mailto:Kendra0609@hotmail.com) / 816.200.4926

Comment: Please do not put a multi family dwelling at this site. The traffic is already heavy, the schools are over full, there is no infrastructure for retail currently and it can't support even more people. Cross creek already has apartment dwellings (they can be called condos, but it's the same as an apartment). There is a trash/dump issue in that area of cross creek and multi family dwellings will add to that problem. Cross Creek does not need more housing.

- Jerald Lane

445 N Flat Rock St, Aurora, CO 80018

[geraldlane@gmail.com](mailto:geraldlane@gmail.com) / 719.761.5819

Comment: The Neighbors of Aurora Cross Creek would like to know if there will be a public hearing on this project. My major concern is traffic, 6th and Catawba intersection is very dangerous and we need to make sure we have the appropriate control in place to increase safety.

1B. Please see the referral comments made by Xcel Energy attached at the end of this letter.

## **2. Completeness and Clarity Comments**

### *Sheet 1*

- 2A. Label the adjustment as "Administrative Adjustment". It is less than 10% of the standard being adjusted and does not require Planning Commission approval.
- 2B. Also provide square-footage when using acres in the data block.
- 2C. Provide percentages of the total site area for the coverage calculations. The total must add up to 100%.
- 2D. Add an amendments block to this sheet.

### *Sheet 2*

- 2E. For clarity, please add a hatch indicating the space being utilized to count towards the usable outdoor space (20%).



### **3. Zoning and Land Use Comments**

#### *Sheet 1*

- 3A. 20% of 8.25-acres is 1.65-acres. Please correct the required area and ensure that the provided open space area is adequate.

### **4. Parking Comments**

#### *Sheet 1*

- 4A. Provide the breakdown of parking spaces per the requirements of multifamily: 40% in carports or garages; 50% of that number attached to the building.
- 4B. Include bicycle parking spaces provided and required (5% of the total required parking) in the data block.

#### *Sheet 2*

- 4C. Include the distance between the sidewalk and the back of the carports.

#### *Sheet 12*

- 4D. Bike racks need to indicate how many spaces are provided when called out. An “inverted-U” counts as 2 spaces.

### **5. Connectivity Comments**

#### *Sheet 2*

- 5A. Consider a ramp connection that continues to the sidewalk on E 6<sup>th</sup> Ave. Please see the redlines for details.
- 5B. Where does the ramp called out in the redlines go? There must be a crosswalk and receiving ramp adjacent to the building entrance to connect to the park.
- 5C. Crosswalk striping is expected between receiving ramps crossing drive aisles, typical on all instances. Please show or label the striping on sheet 3.
- 5D. The pedestrian connections shown on the redlines should cross the adjacent drive aisles.
- 5E. There should be a pedestrian crossing shown per the redlines.
- 5F. It appears that the southern open space area will contain some amenities. Please provide additional pedestrian access per the redlines.

### **6. Urban Design Comments**

#### *Sheet 6*

- 6A. Details of the site furnishings need to be included in this Site Plan. They must comply with Cross Creek urban design standards. Please indicate the materials and color of the site furnishings on this detail sheet.

### **7. Architectural Design Comments**

#### *Sheet 3*

- 7A. Provide building dimensions, typical for all buildings. The max building length is 200’.

#### *Typical for all Architectural Elevations*

- 7B. The building “cap” must be a minimum of 24” from the top of the structure. Please provide the dimensions.
- 7C. Provide horizontal dimensions on all elevations. These should indicate parapet height changes and building material changes along each façade.

#### *Sheet 20*

- 7D. Consider a change in building material and/or color along the north and east elevations to break up the façade and provide visual interest in those sides of the building. They are relatively monotonous compared to the other buildings on site.
- 7E. Label the column material for the carports. This should include other materials utilized on the primary structures.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****8. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)*Plat Comments*

- 8A. What is the second dark line?

*Site Plan Comments**Sheet 1*

- 8B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

*Sheet 2*

- 8C. Provide a directional ramp to the west.  
8D. Please show the curb and sidewalk as to be removed or remove the linework from the plan.  
8E. Directional ramps are required at curb returns, typical.  
8F. Show the proposed street lights. Street lights are required on 6<sup>th</sup> Parkway, 6<sup>th</sup> Ave, and Catawba Way. Please also add the note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."  
8G. Per the Pre-App Notes, the curb ramps at both sides of this intersection are required to be updated to current standards to create a complete ADA path per federal guidelines.

*Sheet 3*

- 8H. Either use the hatch or label or entirely new sheet to show which improvements are to be deferred. Please also submit a deferral letter with your next submittal. This letter should be addressed to the Director of Public Works and specifically state the improvements to be deferred. This deferral may be granted in accordance with UDO Section 146-5.3.19(b).  
8I. Please label the curb return radius.  
8J. Please show the transitions to existing using appropriate tapers per the Roadway Manual.  
8K. Please set the sidewalk easement 0.5' behind the back of sidewalk.  
8L. Please indicate pavement type.  
8M. This seems to be directly in conflict with the fire lane easement.  
8N. Please see all the comments from the previous sheet.  
8O. Label curb return radii, typical for all curb return.  
8P. Please indicate the parking space dimensions. It is unclear if they are all a standard size.  
8Q. Label the width of the existing sidewalk and curbside landscaping. Per the Pre-App Notes, a 6' detached walk with 8' curbside landscaping is required along Catawba Way.  
8R. Show the proposed street lights per the Pre-App Notes.  
8S. Dimension the existing sidewalks, typical.

*Sheet 4*

- 8T. Add a note indicating if the storm sewer system is public or private and who will maintain it.

*Sheet 5*

- 8U. 1% minimum on asphalt, typical.  
8V. Please show the connection to the existing including grading.  
8W. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.  
8X. 2% minimum in unpaved areas, typical.  
8Y. Add a note indicating if the storm sewer system is public or private and who will maintain it.  
8Z. Max 3:1 slopes. Please clarify how drainage is conveyed in the location shown.  
8AA. Please indicate the direction of emergency overflow for all sump inlets.



- 8BB. Please provide a slope label or note indicating that the max slope in any direction is 2% for ADA parking spaces.
- 8CC. The max is 3:1 slopes. If there is a wall proposed here, please show/label on all of the sheets. Indicate the maximum height or height range. Walls over 30" require railings, walls of 4' require structural calculations. Please also include a typical wall section.
- 8DD. For the pond: if there is an existing easement for the pond, please show and label. If not, please dedicate one. A signed I&M plan is also required for the pond if there is not one existing. Please show/label the 100-year WSEL in the pond.
- 8EE. Revise the scale.

*Sheet 6*

- 8FF. Please show the street section with the updated 5.5' sidewalk widths. Please also show the half section that this development will be responsible for.

*Sheet 9*

- 8GG. Please ensure all trees are a minimum of 10' from storm sewer, typical for all trees.

*Sheet 21*

- 8HH. Please show the required street lights. Indicate the pole height and light type per the draft lighting standards.

**9. Traffic Engineering** (Steve Gomez / 303-739-7336/ [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Traffic Impact Study Comments*

- 9A. For future reference, the horizon year should be as documented in the Pre-App notes, which was 2040 and not 2045.
- 9B. See other comments listed in the redlined report.

*Site Plan Comments*

*Sheet 1*

- 9C. Add the note per the redlines.

*Sheet 3*

- 9D. Provide pedestrian connectivity from the parking to the buildings, including pedestrian ramps and striping.
- 9E. Show the stop sign.
- 9F. Add "typ."
- 9G. Adjust the sidewalk to provide a more direct crossing and add pedestrian ramps.
- 9H. Provide pedestrian connectivity and ramps in the locations shown.
- 9I. Add a stop sign in the locations shown.
- 9J. Remove the parking stall due to backing conflict.
- 9K. Provide a continuous pedestrian path and associated ramps.
- 9L. Callout the stop sign.
- 9M. Label the access as a full movement access.
- 9N. Label the access as a right in/right out.

*Sheet 6*

- 9O. Add all traffic control signs.
- 9P. Add COA TE-11 sign post detail.

*Sheet 9*

- 9Q. Trees need to back away from the stop sign a minimum of 50'.

**10. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)*Site Plan Comments**Sheet 4*

- 10A. 12x8 wet tap.
- 10B. 8" gate valve is needed after the hydrant.
- 10C. Use 2 -45\* bends, not 90's.
- 10D. Fire hydrants and private fire liens must be tapped from a looped water supply.
- 10E. Water fixture unit tables will be required for each building on the civil plans to verify the capacity of the proposed water meters.
- 10F. Water quality and detention are required for this site. Show the detention basin or add a note as to how WQ and detention are accommodated.
- 10G. The water meter shown on the plan must be located closer to the main.
- 10H. 12" PVC.
- 10I. Extend the water main to make a connection to the water main in E 6<sup>th</sup> Pkwy, and you may keep the water meter and fire line location where shown.
- 10J. Wet tap connection to the existing main. 30"x8" wet tap with tapping saddle and 8" gate valve.
- 10K. 30" steel.

**11. Fire / Life Safety** (Will Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / Comments in blue)*Plat Comments*

- 11A. Please revise the Fire Lane Easement turning radii. 23' wide fire lanes require an inside turning radius of 29' and outside of 52'. Typical on all fire lane curbs.

*Site Plan Comments**Sheet 1*

- 11B. Indicate if the structures are fire sprinkled or non-fire sprinkled. (Note this information is needed to determine the number of fire hydrants required to support this site).
- 11C. Provide the required number of accessible parking spaces based on the amount of total spaces provided.
- 11D. Identify how many van accessible spaces are required and provided. For every 6 of fraction of 6 accessible parking spaces, at least one shall be a van accessible parking space.
- 11E. Add the notes per the redlines.
- 11F. Please provide a completed Implementation Plan, see the example table template on the redlines.
- 11G. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 11H. If phased, the plan must ensure the timely implementation and describe how the required 2 points of access and looped water supply during each phase. Provide an overall phasing plan that identifies access and water line extensions that are needed for each phase to include adjacent filings.
- 11I. Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

*Sheet 2*

- 11J. Show the location of the fire lane, accessible parking, fire riser room signs on the Site and Landscape sheets.



- 11K. Call out the widths of the fire lane easements.
- 11L. Fire sprinklered structures are required to have a fire hydrant to be within 100' of all FDC. For example, R2 multifamily complex will require a sprinkler system along with a fire hydrant within 100' of the FDC that supports said system. Typical of all structures that require or have a fire sprinkler system.
- 11M. Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
- 11N. Identify surface and garage van accessible and accessible parking spaces.
- 11O. Show the location of the FDCs on the plans and legend. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware." Typical of Utility, Landscaping, Elevations, and Photometric sheets.
- 11P. Show all new and existing fire hydrants.
- 11Q. Identify all fire riser room locations.
- 11R. Identify the front main entrance to multifamily structures.
- 11S. Show the location of the Knox Boxes: at the front main entrance and at the exterior fire riser room door, for each structure. - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." (Typical for Utility, Landscaping, Elevation and Photometric Plans.)
- 11T. The fire lane easements turning radii appears to be less than the COA minimum requirements. Please revise the Fire Lane Easement turning radii. 23' wide fire lanes require an inside turning radius 29" and outside of 52". TYP of all fire lane curbs.

#### *Sheet 3*

- 11U. Show the location of the fire lane signs.
- 11V. Are there any one-way streets within this site? If so, please identify them.
- 11W. Notes located on sheet 2 apply on this sheet. Please see the redlines.
- 11X. Is the object identified in the redlines a raised traffic calming device or a roundabout? Please work with COA Engineering to determine if this element is acceptable within the fire lane easement.

#### *Sheet 4*

- 11Y. Show the location of the fire riser rooms. TYP of landscape, utility, photometric sheets. The mention sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.
- 11Z. Show the location of the Knox Boxes: at the front main entrance and at the exterior fire riser room door, for each structure. - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." (Typical for Utility, Landscaping, Elevation and Photometric Plans.)
- 11AA. Add the fire department connections (FDC) to the legend and illustration.
- 11BB. The FDC shall be on the front main entrance side or street side of buildings, within 100' of a fire hydrant. Typical of all fire sprinkler systems.
- 11CC. Relabel the fire service line. Example for the fire service line label: 6" Fire Line DIP (Private). Typical.

#### *Sheet 6*

- 11DD. Add the signs and shown their locations on the site, landscape and utility sheets. Please see the redlines.

#### *Sheet 16*

- 11EE. Show the fire riser room, FDC, Knox box on all elevations.

#### *Sheet 17*

- 11FF. Show the fire riser room, FDC Knox box on all elevations.

#### *Sheet 21*

- 11GG. Show the accessible route to the accessible parking by heavy dashed line. Verify the minimum 1 foot-candle of illumination along its entire length.



Sheet 22

11HH. Show the accessible route to the accessible parking by heavy dashed line. Verify the minimum 1 foot-candle of illumination along its entire length.

**12. Parks, Recreation and Open Space** (Curtis Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131 / Comments in purple)

12A. The following PROS-related requirements apply:

Land Dedication – Land dedication requirements for neighborhood park and community park purposes have been satisfied for Landmark at Town Center based on what land has already been or will be set aside within other phases of the Cross Creek development. However, the unmet 4.67-acre open space land dedication requirement shall be satisfied by a cash-in-lieu payment. The payment amount will be calculated by multiplying the acreage by the market value of property within your site as fully developed, with all attendant infrastructure, in accordance with the approved land uses. Please coordinate with PROS staff to agree upon the per-acre value to apply to this payment.

Park Development Fees – A \$437.76 fee for community park purposes will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

Please add notes somewhere on the site plan to acknowledge the above requirements and how they will be satisfied.

**13. Real Property** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / Comments in magenta)

*Site Plan and Plat Comments*

13A. See the red line comments on the plat and site plan. Send in the updated Title Commitment for review.

The Water lines should be covered by a Water Line easement. Change this to accommodate the Water lines, hydrants and water meters. See the red line comments on the plat and site plan. Send in the updated Title Commitment for review. The Water lines should be covered by a Water Line easement. Change this to accommodate the Water lines, hydrants and water meters. Most of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts.

All the comments are based on the visual representations from the documents, by text or graphics.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

January 31, 2022

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

Attn: Daniel Osoba

**Re: Landmark at Town Center, Case # DA-1594-11**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Landmark at Town Center** and requests that 10-foot-wide utility easements are added to the property lines abutting both Catawba Way (west/southwest) and East 6<sup>th</sup> Avenue Parkway (southeast), as well as the easterly property lines.

PSCo requests that the following language or plat note is added to the plat:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing electric distribution facilities along East 6<sup>th</sup> Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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](mailto:donna.l.george@xcelenergy.com)