

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



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June 20, 2018

Bruce Stokes
Kingspoint, LLC
3033 E First Ave, Suite 305
Denver, CO 80206

Re: Technical Submission Review – King's Point CSP No 1
Application Number: **DA-1609-16**
Case Number: **2016-4013-00**

Dear Mr. Stokes:

Thank you for your technical submission, which we received on Friday, May 25, 2018. We reviewed it and have attached our comments along with this cover letter.

Since some issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 29, 2018.

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 give me a call. I may be reached at 303-739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, Planning Supervisor
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department
Eva Mather, Norris Design
Scott Campbell, Neighborhood Liaison
Gary Sandel, ODA Project Manager

Filed: K:\\$DA\1609-16tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Ensure that match-line references are correct.
- ✓ Clarify landscape phasing.
- ✓ Please provide a copy of the recorded avigation
- ✓ A street name should be changed from E Clifton Circle to E Nova Circle
- ✓ The Tree Protection Plan is still under review. Please keep in mind that the Tree Protection Plan must be complete prior to the production of final Mylars and recording of the CSP and plat.
- ✓ Please provide an update on the required public art program and identify the potential sites for public art within CSP No. 1 or CSP No. 2.
- ✓ Additional discussion is needed regarding the Fire Station notes.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green.

1. Community and External Agency Comments

1. During this review cycle staff received 1 comment from the CenturyLink.

Name: Dustin Pulciani

Organization: 700 Mineral Ave.

Address: CenturyLink Littleton, CO 80120

Phone: 720-520-3133

Email: dustin.pulciani@centurylink.com

Comment: Based on the utility locates provided by the applicant, CenturyLink has confirmed that there are no buried facilities on Tract A or Tract AA.

Thank you for working with CenturyLink to resolve these concerns

2. Completeness and Clarity of the Application

Address the following items:

- A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.
- B. The Fire Station notes have some conflicting language – the notes should be reviewed. The fire station information should be either on the Public Improvements Plan, or added to the FDP rather than on this CSP. If it is to be added to the FDP, it would be handled as an administrative Mylar change.

3. Phasing and Transportation Planning Issues

A. CDOT has provided comment (see attached memorandum dated June 11, 2018) regarding E Aurora Parkway and S Parker Road. Please continue to work with Victor Rachel and Rick Solomon regarding these comments.

4. Landscape Design Issues

Debbie Bickmire/ dbickmire@auroragov.org / (303) 739-7261/ Comments in teal clouds.

Please address the following items:

- A. The note for the NAC located in Tracts EE and KK indicates the NAC will be provided in a future phase. Please itemize what landscape and land area will be developed in a future phase. Will tract KK also be phased? Separate phased plantings and/or development in the Tract Landscape Table. Add tract EE to the Tract Landscape Table and break down requirement(s) by phase or remove completely from this CSP and note it will be submitted as a future CSP for the NAC.
- B. Tract N – replace 11 DGM (5 gallon shrubs) with 11 GFC (Acer ginala ‘Flame’) to count as trees.
- C. Tracts P, KK and N also appears to have DGM that have been counted as trees. Please review the landscape for this tract and revise accordingly.



- D. Include standards for retaining walls in the CSP. At a minimum, add a note that retaining walls shall comply with Code Section 146-1432 and the Roadway Design and Construction Specifications, Section 4.02.7. Identify the proposed material as well. Please be advised, retaining walls shall not exceed 48 inches in height.
- E. Review matchline references. Several are incorrect.
- F. Add notes to Sheet L1.02 for tree and shrub equivalents per [Section 146-1426](#)
- G. Shrub counts can't be duplicated. Please confirm three 1 gallon shrubs are being provided per one 5 gallon shrub.

5. Environmental Review

Porter Ingrum, Senior Planner II, pingrum@auroragov.org, (303) 739-7227

- A. Please provide a copy of the recorded Avigation Easement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org, 303-739-7357

- A. Please change street name E Clifton Circle to E Nova Circle per my June 5th e-mail. This street is coming off of E Nova Drive.

7. Civil Engineering

Craig Perl / cperl@auroragov.org / 303-739-7532

- A. No additional comments.

8. Parks, Recreation and Open Space (PROS)

Chris Ricciardiello / cricciar@auroragov.org / 303-739-7154

- A. PROS has requested an appraisal for the property in question from the applicant. The applicant has agreed to provide the appraisal prior to the approval of the final plat. Following receipt of the appraisal and confirmation regarding the property value presented, PROS will prepare an invoice for all outstanding cash in lieu due to the city for park land dedication.

9. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7177

- A. The Tree Protection Plan is still under review. As additional comments are provided, they will be forwarded to you immediately.

10. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331

- A. Please see Subdivision Plat for redline comments. A license agreement is needed for several encroachments.

11. Utilities

Anthony Tran / atran@auroragov.org / (303) 739-7376

- A. No additional comments.

12. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336

- A. All Traffic Impact Study comments have been addressed.



13. Colorado Department of Transportation (CDOT)

Reviewed by: Richard Solomon, Region One Permit Unit Supervisor / richard.solomon@state.co.us / (303) 757-9345

- A. Discussion is ongoing regarding the E Aurora Parkway and S Parker Road intersection. Please see attached June 11, 2018 Memorandum.

Lamboy, Heather

From: Pulciani, Dustin <Dustin.Pulciani@centurylink.com>
Sent: Monday, May 21, 2018 3:41 PM
To: Lamboy, Heather
Cc: 'Bruce Stokes'
Subject: RE: Update on CenturyLink comments for CSP & Plat at Kings Point Subdivision (DA-1609-17)

Heather,

I have been in fairly regular conversations with Bruce Stokes to resolve my objection comments to this plat. Bruce has provided me with utility locates and based on those locates, we have confirmed that we do not have any buried facilities situated on Tracts A or AA.

Thus, CenturyLink now has no objection to the proposed plat. Please let me know if you need any other info.

Thanks

Dustin Pulciani, ROW Agent
CenturyLink
700 W. Mineral Ave., Littleton, CO 80120
Cell: 720-520-3133
Dustin.Pulciani@centurylink.com



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Region 1 Permit Unit
TSMO
2829 W Howard Place
Denver, CO 80204

MEMORANDUM

TO: Bill Gilchrist, Principal Engineer, City of Aurora
Heather Lamboy, Principal Planner, City of Aurora

FROM: Rick Solomon, Region 1 Permits

DATE: June 11, 2018

RE: Kings Point- Aurora Parkway

I wish to summarize some of the take-away points from our meeting on April 26, 2018 at the City. During that meeting we covered:

1. The need for a complete Access Permit from the City *
2. The need to examine if-how-where this interim connection may be improved to an interchange.
3. The need and appropriate timing to examine existing and proposed ROW on SH 83 relative to achieve # 2 above.
4. To work with Arapahoe County - Open Space to either concurrently improve their access, or ensure their (existing) access to the 17 Mile House property is accommodated or revised.
5. To examine the truck movements at the connection of Aurora Parkway to SH 83 and reconfigure the connection to a 90-degree tie-in as our Access code prefers. NOTE: Access code §4.9 (4) may allow skewed angles only if physical constraints create warrants.
6. The need to examine an E-W pedestrian (and trail) crossing of SH 83, preferably designed as grade separated and positioned so as not to inhibit future interchange designs.
7. The need to ensure utility lines (water & sanitary) currently under separate review by permit application does not inhibit a future interchange, and/or the lines do not create manholes in the primary travel lanes for traffic.
8. We learned at the meeting that the City of Centennial had vacated a (N-S) tract within the Kraaglund Acres subdivision leaving only an eastern tie-in extending from Nichols Place for this enclave to tie back to Aurora Parkway as planned under the Access Management Plan. Such connection was to occur when the Aurora Parkway connects. Such connection is not shown on the plans.
9. The City would proceed with entitlements and plans for the balance of the property. A critical element was ensuring access to the Liberty Middle School was established (from the west) and Aurora Parkway was not planned to connect through (to Heritage Eagle Bend) in the initial phases of development.

* The original TIS for Aurora Parkway was deemed unacceptable. A "sensitivity analysis" was prepared to address omitted items. With an Access permit, a revised & updated TIS will be required that blends-in the follow-up report.