



Planning Division
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phone 303.739.7217

AuroraGov.org

March 20, 2025

Ted Laudick
Aurora 310 Property, LLC
4100 E. Mississippi Avenue, Ste 500
Denver, Co 80246

Re: Initial Submission Review: 56th Avenue at GVRE – Infrastructure Site Plan
Application Number: DA-1662-39
Case Number: 2025-6007-00

Dear Ted Laudick:

Thank you for your initial submission, which we started to process on February 24, 2025. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 10, 2025.

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.

Please be advised, Projects that go one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy, DEN Planning Comments

cc: Jeff Blankenship, Silverbluff Companies
Cesarina Dancy, ODA
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-39rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise the narrative and describe phasing (Planning)
- Revise notes, clarify linework and phasing (Civil Engineering)
- Revise signage, add sight triangles (Traffic)
- Clarify existing vs. proposed, show valves and directional flow of sewers (Water)
- Clarify existing vs. proposed ROW, revise site plan area, add reception numbers (Planning)
- Verify plant counts and update tables and plant schedule (Landscape)
- Add reception numbers (Land Development Review)
- Show existing and proposed hydrants (Fire/Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to eleven (11) adjacent property owners, three (3) community associations, and eight (8) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Four (4) responses were received from outside agencies and are included in or attached to this letter. Please respond to each comment within the response letter for your next submission.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Reference the Master Plans adjacent to this segment of E. 56th Avenue.
- 2B. Revise the zoning references.
- 2C. Provide better context for location references. The planning areas referenced are not shown or labeled on the plans.
- 2D. Revise discussion of project phasing. As presented, the separated bike trail to the north is being deferred. Verify the process for an official deferral with Public Works.
- 2E. Revise the landscape session to more accurately describe what is being included in these plans, when and by whom it will be installed, and who will be responsible for maintenance.
- 2F. Address all comments and notations on the redlines.

Site Plan

- 2G. Please revise the title of the ISP to “E. 56th Avenue at GVRE (Picadilly to E-470) Infrastructure Site Plan” and update the title block on each sheet.
- 2H. Expand the Vicinity Map to provide context for the area surrounding the project area.
- 2I. Identify how the right-of-way and easements will be dedicated. Clarify existing from proposed. Include reception numbers for all.
- 2J. The site area is not consistent with the legal description. Revise the legal for consistency.
- 2K. Review the hard surface and landscape area in the site data. It is difficult to believe they are equal for a 6-lane arterial.
- 2L. Clarify phasing. Specifically, address the deferral/timing of the separated bike lane along the north side of the right-of-way. Make sure notes address the timing of ALL improvements consistently on all sheets.
- 2M. Label the adjacent zone districts on the overall map on Sheet 3.
- 2M. Add the street names, classification, and right-of-way width on all sheets.
- 2N. Show the limits of the City of Aurora.
- 2O. Verify the lane widths noted on Sheet 6.
- 2P. Clarify what improvements are existing vs. proposed at the E-470 ramps.



3. Landscape (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal/red)

- 3A. Revise Note #4 on Sheet 2 to reflect the correct project.
- 3B. Revise Note # 2 on Sheet 13 to clarify who will be responsible for landscape installation and when, and who will be responsible for irrigation and maintenance.
- 3C. There is no landscaping shown in the median. PROS requires landscape in the median.
- 3D. Verify the quantities of trees and shrubs in the landscape tables
- 3E. Verify the quantities of trees and shrubs in the Plant Schedule as there seems to be a lot of missing call-outs or errors on the plans.
- 3F. Label intersecting streets on all landscape sheets.
- 3G. Per the letter of introduction, Pond A in the northwest corner of PA-54 is to be included. On another sheet, it is noted as existing Holding Pond DA-1662-37. Please clarify if it is existing or proposed.
- 3H. If the interim condition along the north side of the right-of-way is to be native seed around the pond, do not include the concrete hatch for the future walk. Include just the outline of the sidewalk grayed back and then show everything as native seed.
- 3I. Why is there a 50" offset (see Sheets 15 and 16)? The 50' setback is only required for stop signs.
- 3J. Revise the plant call-outs to reflect what is shown on the plan per the redlines.
- 3K. Use rock mulch in small planting beds at street intersections.
- 3L. Verify the location of the dashed line for phasing noted on Sheet 16. The landscaping appears to be included past Tibet along the north side.
- 3M. Address all comments and notations on the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Sergio Um / sum@auroragov.org / Comments in green)

Site Plan

Sheet 2

- 4A. Add, revise/edit the notes provided on the redlines.

Sheet 3

- 4B. Was the second sidewalk deferred? If not, an official deferral is needed. Please contact Sergio Um at Development Services for more information on the deferral process
- 4C. Public streets shall have public streetlights in conformance with COA standards.
- 4D. There have been many discussions with the City regarding the phasing of roadways. Please confirm whether roadways will be phased or to be done under one project/phase.
- 4E. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculationsThis information (if it's not already shown) can be added to the street sections provided if desired.

Sheet 4

- 4F. Label the EDN number of the project that built E. 56th Ave. west side of Picadilly.
- 4G. Add the adjacent subdivision filing number on all site plan and grading sheets.
- 4H. Label all proposed curb return radii.
- 4I. Show the proposed (interim) sidewalk configuration with a bold line

Sheets 7-8

- 4J. Identify the bold line north of the road. Add to the legend.
- 4K. The proposed sidewalk does not match at tie-in points.
- 4L. Proposed curb ramps need to have a receiving curb ramp.
- 4M. What does the purple linework represent? Add to the legend. Label purple linework as future or existing.



- Ensure linework is correct as it seems like the curb ramp is overlapping the proposed sidewalk.
- 4N. The median nose is encroaching ADA path and crosswalk.
 - 4O. A receiving curb ramp is needed for the crossing of 56th Ave. The curb ramp on the other side looks to be future (purple linework), do not show a proposed curb ramp unless a receiving curb ramp is also being built on the receiving end.
 - 4P. Edit/complete all highlighted labels.
 - 4Q. Line up crosswalks with curb ramps.
 - 4R. Review potential conflict(s) between lights and inlets.
 - 4S. Slope easement(s) will be needed for grading extending outside of the right-of-way.
 - 4T. Show tie-ins to existing contours.
 - 4U. Label slopes.
 - 4V. What's the difference between a green existing gas line and a purple existing gas line?
 - 4W. Will Skydance Blvd. and/or Tibet Road be built prior to or concurrent with E. 56th Avenue? The proposed grading is shown extending into the intersection.
 - 4X. Please add the following notes:
 - Minimum pavement slopes: 1% for asphalt, 0.5% for concrete, and 2 % for landscaping.
 - The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1.
 - Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans.
- Sheet 9*
- 4Y. Advisory Note: Coordinate with E-470 about potential work in their easement. E-470 may provide comments during the civil plan process that need to be addressed prior to approval of civil plans.
 - 4Z. Show tie-ins to existing contours.
 - 4AA. Identify all linework. Label all existing and proposed easements.

5. Traffic Engineering (Dean Kaiser / 303-739-1718 / djkaiser@auroragov.org / Comments in amber)

- 5A. The E. 56th Avenue tie into Picadilly must be fully illustrated and either interim or final alignment must be identified.
- 5B. Revise the signing legend to correct sign sizes, remove duplicates, and revise the type of street name signs.
- 5C. Revise the locations of the RLMTR, and street name signs. Street name signs are typically only on STOP sign installs. RLMTR signing only needs to be at start of the turn lane.
- 5D. Reduce the number of speed limit signs. Eliminate those not placed after the significant side street approach.
- 5E. “Keep Right” signage on median noses must be rotated 180 deg., to face opposing traffic through median opening.
- 5F. Provide taper rates and lengths used for all auxiliary lanes proposed.
- 5G. Clarify whether the tie-in at E-470 is signalized and operational at the time of this roadway opening.
- 5H. Is a blunt nose of the western median also proposed at the E-470 intersection?
- 5I. Show intersection sight triangles as noted on the landscaping plans.

6. Parks and Open Space (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)

- 6A. Include Median landscape and cross sections.
- 6B. Include additional notes about medians as outlined in redlines.

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

- 7A. Light poles are to be kept at least eight feet from any hydrant, water main, sewer main, storm main, inlet, valve, or manhole.
- 7B. Include valves on all hydrant laterals.
- 7C. There can be no more than 90 degrees of deflection in a single manhole.



- 7D. The mains noted on Sheet 7 should connect. The Skydance plans did not anticipate cutting or modifying the existing pavement. If the existing pavement will be replaced then the connection should be made.
- 7E. Clarify existing vs. proposed as noted on the redlines.
- 7F. Show the full extent of utilities. Include any existing/proposed easements.
- 7G. Please check with the Fire department to see if the hydrant noted on Sheet 8 can be moved closer to the intersection and pulled from the nearby waterline instead of the longer hydrant lateral that is being proposed.
- 7H. Include flow arrows on the storm and sanitary line types to indicate direction.
- 7I. The layout of extended hydrant laterals off the 24-inch is not supported. Extend an 8-inch main through the road and then either loop back to the 24-inch or stub to the north for future development to connect to.

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

- 8A. Show the fire hydrant locations on the site plan sheets.

9. Land Development Review (Rebecca Westerfield / ewesterf@auroragov.org / Comments in magenta)

- 9A. Add the reception numbers of all subdivision plats.

10. Energy and Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 10A. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 10B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. Please be advised there are two natural gas transmission lines that run on both sides of 56th Avenue on City Rights-of-Way belonging to Colorado Interstate Gas Company (CIG).
- 10C. Additional information regarding oil and gas development can be found on the Colorado Energy and Carbon Management Commission (ECMC) website at (<https://ecmc.state.co.us/#/home>). Should you have any questions about oil and gas development in the City of Aurora you can visit our webpage at [Oil and Gas Drilling - City of Aurora](#), and you may also reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 11A. See attached letter.

12. DEN Planning + Design (Camilla Soechtig / denplanningreferrals@flydenver.com)

- 12A. See attached comments.

13. Regional Transportation District (RTD) (C. Scott Woodruff / Clayton.Woodruff@RTD-Denver.com)

13A. RTD Comments:

This review is for design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



14. E-470 Authority (Brandi Kemper / bkemper@e-470.com)

- 14A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will follow the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.
- 14B. A permit issued by the local jurisdiction does not remove the requirement to secure a permit from E-470.
- 14C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 14D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 14E. E-470 discourages residential uses adjacent to the roadway.
- 14F. E-470 is not responsible for noise mitigation.
- 14G. Incorporate the improvements for the E-470 widening project including but not limited to the 56th Avenue interchange improvements and the High Plains Trail. FHU has the CAD drawings for reference.
- 14H. E-470 will be widened to 4 lanes in each direction in the future.
- 14I. Coordinate with the City of Aurora, Adams County, and E-470 for trail improvements which may connect to the High Plains Trail.
- 14J. No structures are allowed in the MUE.
- 14K. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 14L. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 14M. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 14N. The City of Aurora Prairie Waterline is located within the Southbound MUE from I-70 to Potomac Street and has a Common Use Agreement (CUA) with the Authority. Any disturbance within the 40-foot-wide CUA will require a separate construction agreement from Aurora Water before the issuance of an E-470 construction permit.
- 14O. Any disturbance to existing utilities as part of this project will be the responsibility of the contractor to replace/reset.
- 14P. Incorporate E-470 trailblazer signs in advance of the E-470 interchange.
- 14Q. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.
- 14R. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 14S. Landscaping is only allowed in the outer 25’ of the MUE.
- 14T. Any fencing disturbance will need to be replaced/reset to meet E-470 specifications.
- 14U. A comment/response document would be helpful to track the revisions to each submittal.
- 14V. Additional comments will be issued as the design progresses.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 7, 2025

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

Attn: Debbie Bickmire

Re: 56th Avenue at Green Valley Ranch East, Case # DA-1662-39

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **56th Avenue at Green Valley Ranch East**. While it appears that there are currently no existing natural gas or electric facilities along this corridor, there is an existing high-pressure natural gas *transmission* pipeline and a gas meter station along Picadilly Road. PSCo advises that for any activities in the area of these facilities, an engineering review will be necessary (contact the Encroachment Team via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>.

For future planning, PSCo requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

For any new natural gas or electric service, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect.

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



MEMO

Date: March 14, 2025

To: City of Aurora From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1873969 – 56th Ave at Green Valley Ranch East

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the **“5-Mile ‘Known - Wildlife Attractant Separation Area”** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The proposed development is in the ‘10,000’ Critical Area for Wildlife-Attractant’ Separation Area for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. Per Section 2-3b, page 6 of the FAA Advisory Circular 150/5200-33B (Reference 8.), “Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between storms.” In addition, DIA has a more stringent request that ponds within the airport and those within 10,000 feet of a current or future runway should have a maximum drain time of 40 hours. This allows for an additional eight hours to pump the ponds empty should there be plugging or other issues, while still complying with the FAA requirement of 48 hours. DIA requests that micropools within 10,000 feet of DIA property must be covered.
- The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.