



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

February 5, 2024

Ms. Sarah Wile
City of Aurora, Planning Division
15151 E. Alameda Parkway, Ste. 2300Aurora, CO 80012

Re: Aurora One – Master Plan Amendment with Adjustment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Ms. Wile:

This letter is in response to the City of Aurora’s comments dated January 9, 2024. Comment responses are shown in *red*. No redline responses are provided with this submission. We look forward to the City’s approval this amendment.

Please don’t hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julie Gamec', is written over a light blue horizontal line.

Julie Gamec
THK Associates, Inc. | Principal

Third Submission Review

1. Planning

1A. There are no additional Planning comments at this time. *Noted.*

2. Traffic Engineering

2A. Comments were not provided by the required deadline. They will be sent directly to the applicant by the end of this week. *No additional comments were provided. Checked with planning and traffic on 1/30/24.*

3. Civil Engineering

3A. Ensure that the sections in Tab 11 match the PIP. *Updated.*

3B. Please omit the highlighted text on Page 3 of the PIP. The PIP should definitively define the sections of major arterials and collectors rather than pushing the determination until after approval. *Language has been added per Jacob Cox’s email dated 1/24/24.*

4. PROS

4A. Add a note to Tab 9 that PA-7 will be constructed by the developer. *Updated.*

4B. In the Open Space and Circulation Map on Tab 9, revise the acreage of PA-15 to be 2.99 acres to match Forms D and J. *Updated.*

4C. In Tab 8, the acreages don't match what is in Form J and on the Open Space and Circulation Map. Change PA-4 to 1.70 acres and PA-13 to 2.41 acres. *Updated.*

4D. For clarity, add the following note to Tab 8: "Required on-site land dedication of 25.68 acres will be met with a total of 25.70 acres on site." *Updated.*