



Planning Division
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AuroraGov.org

March 3, 2025

Geoffrey Babbitt
Torero Land Investments, LLC
2953 S Peoria Street, Suite 200
Aurora, CO 80014

Re: Technical Corrections Review: Aurora One – Master Plan Amendment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Geoffrey Babbitt:

Thank you for your third technical corrections submission, which we received on February 12, 2025. The review letter contains comments from all city departments.

Because there are some outstanding issues remaining from multiple departments, another technical corrections submittal will be required. Please resubmit all requested tabs at your convenience.

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.

Projects that have gone 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 reacted will be closed and retired.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-08tech3.rtf



Third Technical Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. The PIP should identify PA-10 as “MF Residential” instead of “MFA Residential” as requested in a previous review.
- 1B. The curve of the street through PA-10 in the PIP still looks very pronounced and not ideal from a design perspective. The street did not look like this in the first submittal of the PA-10 Site Plan, and another submittal has not been received to see whether this configuration would be permitted. Although the PIP is a high-level document and generally does not address local streets, this particular street is important for the overall connectivity in Aurora One and should be shown as accurately as possible.
- 1C. Make minor changes to the headings in PA-12 per redline comments.

2. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 2A. Add back the sidewalk improvements for Stephen D. Hogan Parkway where requested in the PIP and review additional redline comments.

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 3A. Please note that the radius of the street through PA-10 must be no less than 375’ (per the 2025 Roadway Manual, Table 6.B-1).
- 3B. The concept site plan for PA-13 identified an access just north of the drainage channel. This amendment should confirm if that access to Stephen D. Hogan Parkway will be made.

4. PROS (Erick del Angel / 303-739-7154 / edelange@auroragov.org / Comments in purple)

- 4A. Show the 10’ regional trail where requested in the PIP and in Tab 9.
- 4B. Update the ownership and maintenance section in Form J for PA-7 per redline comments.
- 4C. Update the “Required Park Elements” table in Tab 9 per the approved Park Master Plan.