



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

June 20, 2024

Tom Clark
NL Parklands 4 Land Co, LLC
9801 E Easter Ave
Centennial, CO 80112

Re: Initial Submission Review: Parklands Coal Creek Infrastructure Site Plan (ISP)
Application Number: DA-2289-05
Case Number: 2024-6023-00

Dear Tom Clark:

Thank you for your initial submission, which we started to process on May 24, 2024. 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 15, 2024.

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.

The estimated Administrative Decision date is still set for August 21, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Anthony Files, Agent, Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231
Brit Vigil, ODA
Filed: K:\\$DA\2289-05rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide an overall site plan showing the full boundary of property affected by the ISP, as well as the extent of proposed land dedication. Show any impacted adjacent development, including ponds, parks, and any S. Harvest Road and E. Jewell Avenue improvements. Please also include the phasing and timing of Harvest Road and E. Jewell Avenue improvements if not included within this ISP.
- A plat of the subject property is required; please include a plat with the next submittal.
- Include a tree inventory and mitigation plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments from neighbors were received. Therefore no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redlines.

2. Completeness and Clarity of the Application

- 2A. Application fees totaling \$42,644.20 are due before the second submission of this application.
- 2B. Please provide an overall site plan showing proposed property/tract lines to clarify what property is to be dedicated. This should show all improvements, such as maintenance roads and utility locations/easements.
- 2C. Please include legal descriptions of each area to be dedicated.
- 2D. Show adjacent development and filings, as applicable. Will the ponds or parks be impacted by these improvements? These areas should not be disturbed or they will need to be included in the plans.
- 2E. A planting management plan is mentioned on page 5 of the narrative, but does not appear to have been provided. Please clarify.
- 2F. Please provide a landscape sheet with the seed mix identified, landscape notes, etc. See PROS comments below.
- 2G. Please note that the historic homestead site mentioned in the master plan for the cultural park (NP-2) should not be disturbed until that park is developed. Please clarify that these improvements will not impact the historic site.

3. Zoning and Subdivision Use Comments

- 3A. Development fees for Aurora Water are required and the full acreage and legal description will need to be provided. Therefore, a plat is needed. Please submit a plat at the next submittal.

4. Streets and Pedestrian Comments

- 4A. Please clarify the E. Jewell Avenue crossing. Are any improvements planned at this time?
- 4B. Please clarify and identify the S. Harvest Road bridge crossing. This is not shown on the plans but would likely have impacts on the ISP. What is the anticipated timing and location of the bridge project shown in the master plan?

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 5A. No comments at this time.

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

- 6A. We have reviewed the area of your development. 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.



- 6B. 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.
- 6C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

7A. No comments at this time.

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

8A. No Fire Life Safety comments at this time.

9. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

9A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

9B. Revise this site plan as applicable per comments on the Preliminary Drainage Report.

10. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

10A. There will be many trees impacted by this development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Due to the number of trees that may be impacted by the project you are required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided below.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement



back onto the site – the Consulting Arborist should contact Forestry to make sure they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is no room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual on page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees are planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included in the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

11. PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org / Comments in mauve)

- 11A. Sheet 1 - For contextual purposes, it would be good if the geographic extent of the sheets were expanded. Including the entirety of the sanitary sewer easement, maintenance path/regional trail, as well as the boundaries of the proposed park and open space tracts west of the creek would provide PROS with a better understanding of how the ISP improvements will interface with future uses.
- 11B. Sheet 3 - In support of the comment provided on the cover sheet, it would be useful to see the route of the maintenance path/regional trail as it approaches Mississippi Avenue and Harvest Road.
- 11C. Sheet 7 - Please identify boundaries that indicate where the future PROS properties will be located about the residential lots and other future developed uses.
- 11D. Sheet 9 - What infrastructure will be in place where the creek passes under Jewell Ave? If the Jewell Ave crossing improvements are to be undertaken as a separate project by others, showing those (if plans are available) and labeling them as such would be good for reference.
- 11E. Sheet 10 - The addition of a landscape plan to this plan set is warranted. The plan should address tree mitigation, seed mix, and other site restoration requirements to conform to PROS' needs since the property will be dedicated to the city for ownership and maintenance. Disturbed areas should be re-vegetated with a PROS-approved seed mix specified in the plan. Other PROS-approved plant materials should also be presented in a plant schedule for restoration purposes.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 12A. No comments at this time.

13. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

- 13A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org

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

- 14A. Please see the attached letter.

15. Arapahoe County Planning Division (Terri Maulik / 720-874-6550 / referrals@arapahoegov.com)

- 15A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

16. Mile High Flood District (Teresa Patterson / 303.455.6277 / submittals@mhfd.org)

- 16A. No comments have been provided at this time. Staff will forward any comments upon receipt.



17. Buckley Space Force Base (Porter Ingrum / robert.ingrum@spaceforce.mil)

17A. No comments have been provided at this time. Staff will forward any comments upon receipt.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

June 4, 2024

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

Attn: Stacy Wasinger

Re: Parklands Coal Creek, Case # DA-2289-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within the far north end of the proposed project. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the infrastructure site plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also has existing overhead electric distribution facilities crossing the project as shown on Sheet PP05 between Stations 66+00-80+00. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, *construction* activities and permanent structures.

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