

July 17, 2023

Rachid Rabbaa
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**RE: *Initial Submission Review – Fine Parking – Master Plan
Amendment Application Number: DA-1964-03
Case Numbers: 2014-7003-01***

Dear Henry Schoenhoff,

Thank you for the comments on July 14, 2023, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Name: Organization: DENVER INTERNATIONAL AIRPORT-PLANNING

1B. Address: 8500 PENA BLVD DENVER, CO 80249

1C. Phone: 3033424105

1D. Email: DENPLANNINGREFERRALS@FLYDENVER.COM

1E. Comment: Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

1F. • The proposed development is within 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). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN’s Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will aid 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 the 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 40-hour drain time following a 100-year event.

1G. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

1H. • 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 a 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>.

- *Response: These comments have been addressed and discussed with DEN Planning. DEN/FAA requirements will continue to be incorporated as the design progresses.*

2. Completeness and Clarity of the Application

2A. No comments

- *Response: Acknowledged.*

3. Tab 3: Context Map

3A. No comments.

- *Response: Acknowledged.*

4. Tab 4: Site Analysis Narrative

4A. No comments.

- *Response: Acknowledged.*

5. Tab 8: Land Use Map

5A. No comments.

- *Response: Acknowledged.*

6. Tab 9: Open Space, Circulation, and Neighborhood Map

6A. No comments.

- *Response: Acknowledged.*

7. Tab 10: Urban Design Standards

7A. Please include sheet 10.4.

- *Response: Sheet 10.4 has been included and labeled.*

8. Tab 11: Landscape Standards

8A. No comments.

- *Response: Acknowledged.*

9. Tab 12: Architectural Design Standards

9A. No comments.

- *Response: Acknowledged.*

10. Tab 14: Existing Slope Map

10A. See redline comment.

- *Response: PDF has been flattened.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering

(Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

11A. Revise the limits to the northern overall property line.

- *Response: The limit has been revised to the northern overall property line.*

11B. This limit does not match the exhibit. The limit appears to be between 58th and 56th.

- *Response: The limit has been adjusted to match the exhibit, from 58th Avenue to E 56th Avenue.*

11C. 58th is a requirement for PA-2.

- *Response: The extension of 58th Ave has been added as a requirement for PA-2.*

11D. Revise this limit to the eastern boundary of PA-5.

- *Response: The limit has been revised to be the eastern boundary of PA-5.*

11E. Repeat: Powhaton should be built up to the northern property line of the overall development with this planning area.

- *Response: The exhibit has been updated to show Powhaton road extending from 58th Ave to the northern overall property line.*

12. Traffic Engineering

(Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

12A. Comments noted in uploaded reviewed TIS, minor comments in PIP.

- *Response: Acknowledged.*

TIS:

12B. Fig 4, Fig 6, and page 28 need to be addressed.

- *Response: Acknowledged.*

12A. Need geometry figure or at least text indicating the changes anticipated to be complete by 2025 independent of the project.

- *Response: A geometry figure for this intersection has been provided in Figure 14 with the change in roadway geometry shown in magenta that denotes background improvement. Additionally, text was already included in the intersection description for the 2025 background conditions, prior to the buildout of the project (page 34).*

12B. Distribution totals for buildings 5-8 are not adding up - verify and update accordingly.

- *Response: The distribution totals have been updated and verified.*

12C. This is the PA-5 being referenced in the 2nd referral comments, not the Porteos PA-5 to the north - this is shown as mixed commercial in the land use and open space maps but is not being addressed in this report (volumes or access).

- *Response: This area was already included in the report, analysis, and traffic volume figures. The access is provided by Intersection C with distribution and volumes assigned to the north leg of this intersection. The area has been updated to be included in all the site aerals.*

12D. If background volumes are not being applied to existing geometry, there needs to be a figure illustrating what background geometry looks like and why it is different from existing.

- *Response: The background geometry is shown in Figure 14 and 15 for the 2025 short-term and 2040 long-term, respectively in magenta coloring to distinguish the background geometry versus the project related improvement.*

PIP

12E. From 2nd referral comments: define intersection controls.

- *Response: Intersection controls have been defined.*

12F. Label access point.

- *Response: Access point has been labeled.*

13. Aurora Water

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

Tab-14 Master Utility Study

13A. Applicant has requested a meeting on July 12th. Please incorporate any comments from that meeting on this master study

- *Response: The meeting on July 12th resulted in no impacts to this report. All other comments have been addressed with this submittal.*

13B. This is referencing the master drainage plan. The approved utility study for Porteos is 217130.

- *Response: The utility study number has been updated.*

13C. Update this section with correct Max Day + Fire Flow information.

- *Response: The minimum and maximum pressures have been updated. The maximum velocity was verified.*

13D. Fine Parking Project Site

- *Response: Site has been labeled on City of Aurora Water Capital Improvement Plan.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or Brad.Cooney@Kimley-Horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Brad Cooney', with a stylized flourish at the end.

Brad Cooney, PE

Project Manager