

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



July 26, 2022

Geoffery Babbitt  
GB Capital, LLC  
2993 S Peoria St., Suite 105  
Aurora, CO 80014

**Re: Second Submission Review – Aurora One Phase I – Infrastructure Site Plan (ISP)**  
Application Number: **DA-2241-01**  
Case Number: **2022-6006-00**

Dear Mr. Babbitt:

Thank you for your second submission, which we started to process on June 28, 2022. 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 August 10, 2022. Per the comment from PROS, staff would recommend scheduling a comment review meeting at your earliest 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
City of Aurora Planning Department

cc: Julie Gamec, THK Associates, 2953 S. Peoria St., Suite 101, Aurora CO 80014  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\2241-01rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Further clarify the street sections being used for each proposed street within the ISP. (Planning)
- See redlines on missing specialty paving areas. If street improvements are included in this plan, then the associated specialty paving should also be included. (Planning)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Public Works)
- There are several trail/bike/pedestrian crossings planned within the Aurora One Master Plan along Stephen D. Hogan Parkway. Please clearly address the design, location, and timeline for each of these crossings. All crosswalks should be clearly labeled on the site plan, and additional signs or signals need to be clearly identified on all sheets of the ISP. Trail crossings must be shown across right-of-way to understand how safe connectivity will occur. This should include striping and curb cuts. Connect with Traffic to determine if pedestrian signals are required. (PROS and Planning)
- There are outstanding issues with understanding the final placement and dedication of parks and open space on site. Please work with PROS to ensure the Aurora One Master Plan is updated to reflect all changes and that there is clarity as to where the final park and open space will be provided. (PROS)
- The neighborhood park PA-3 is currently designed as a large detention facility and does not qualify as a neighborhood park based on requirements set forth in the PROS Dedication and Design Manual. As designed, a portion of this is eligible for open space credit which includes the perimeter area with the walk, landscaping, and amenities. PROS suggests switching some of the open space areas with neighborhood park acreage in order to satisfy requirements based on site constraints. (PROS)
- See comment to vacate existing fire lane easement. Address fire hydrant location comments. (Life Safety)
- It is MHFD's understanding that in the Phase 1 Interim Condition, the proposed detention pond J.2 and outfall pipe will be privately owned and maintained. It is not until the pond is in its final condition and bank stabilization has been completed to Coal Creek that the regional pond and outfall pipe will become public. Please revise the site plan to reflect this. (MHFD)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Will a revised letter of introduction be submitted? I do not see one uploaded with the resubmittal.
- 1B. Plan set signature block does not match the city standard. Please reach out if a copy of the template information is needed.
- 1C. Per PROS comments, it appears that there are still unresolved issues with the proposed crossings, detention ponds, parks, and open space designs. Please include planning staff in the coordination of these future needed discussions.

#### **2. Zoning and Land Use Comments**

- 2A. As a reminder, there may be additional public improvements per the approved PIP for each phase of development. Either an additional ISP will be required prior to the site plan, or these improvements must be included with the site plan submittal.

#### **3. Streets and Pedestrian Issues**

- 3A. There are still some proposed streets that are not clearly identified or correlated with a proposed standard section on the site plan. See redlines for specific areas of concern.
- 3B. Include the extension of Street A to connect with Valdai. If this will be constructed later, or within a separate site plan submittal, please note that in the plan. Verify with Traffic if this will be acceptable.
- 3C. On the overall site plan, identify the general location of enhanced paving areas for each of the proposed streets. It looks like a few of the locations identified on the master plan are not included in the proposed site plan. If the intersection is being constructed, the improvements should include the enhanced paving materials at this time. Landscaping and regular sidewalk should NOT be installed in these areas as that may create confusion when the connecting street is constructed.



- 3D. Repeat comment: there are several trail/bike/pedestrian crossings planned within the Aurora One Master Plan along Stephen D. Hogan Parkway. Please clearly address the design, location, and timeline for each of these crossings. All crosswalks should be clearly labeled on the site plan, and additional signs or signals need to be clearly identified on all sheets of the ISP.

**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 4A. A review will not be completed at this time. Please resubmit.

**5. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**6. Transportation Planning** (Tom Worker-Braddock / 909-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

- 6A. Review is not complete. Comments, if any, will be sent by separate email.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 7A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.  
7B. Why was Picadilly removed from sheet 2?  
7C. Showing the ultimate section for Stephen D Hogan Parkway is still useful.  
7D. For commercial development or residential development there is usually a 36-month limitation on the condition outlined in note 2 on sheet 6.  
7E. Show/label 100-yr water surface elevation.  
7F. Per comments on the drainage plan, interim improvements will not be considered for public maintenance and must be labeled as private.  
7G. Maintenance access is required to the culvert.  
7H. Tract is required for the drainage channel.  
7I. Show/label trail crossing as either a bridge or low flow crossing.  
7J. Provide maintenance access to upstream and downstream ends of the culvert.

**8. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

All Site Plan sheets

- 8A. Provide base signing/stripping, layouts, and information/callouts.  
8B. Striping: lane lines, chevrons/median striping, lane arrows, crosswalks, auxiliary lane storage length, taper rate/length.  
8C. Signs: location, MUTCD code, general sign detail.  
8D. Provide roadway widths.  
8E. Show truncated domes at all ped ramps.

Sheets 7-14

- 8F. Local road connection that is shown in the MTIS is not drawn in the site plan.  
8G. Show receiving ramps or defer south side ramps.  
8H. Tee intersection shows N-S ramps on the west side only  
8I. TIS shows STOP control on NB & SB approaches. Update signage and sight triangles.  
8J. Add stop sign(s) and sight triangle(s) in redlined location(s).

Sheet 15

- 8K. Show how the intersection laneage aligns.  
8L. Add traffic signal easement.

Sheets 16-26

- 8M. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10., typ.



- 8N. Add sight triangles at all intersections that involve public ROW.
- 8O. Verify 50' min spacing between STOP sign and tree, all STOP sign locations
- 8P. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10, typ.

**9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 1 of 28 / Cover

- 9A. See note for the signature block.
- 9B. Please label all new and existing fire hydrants.

Sheet 4 of 28 / Site

- 9C. See comment to vacate existing fire lane easement.

Sheet 7 of 28 / Site

- 9D. Show fire hydrant symbol at fire hydrant locations.

Sheet 8 of 28 / Site

- 9E. See new fire hydrant location.

Sheet 9 of 28 / Site

- 9F. See new fire hydrant location.
- 9G. Please show and label the new and existing fire hydrants.

Sheet 13 of 28 / Site

- 9H. See new fire hydrant location.

**10. Aurora Water** (Daniel Pershing / 303-739-77646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

Sheet 5:

- 10A. Label connections to existing services in redlined locations.
- 10B. Show water and sanitary stubs for planning areas and label sizes per MUS.
- 10C. Dimension 10 ft separation between water and sanitary
- 10D. Label size of stub in redlined location.

**11. PROS** (Michelle Teller / 303-749-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

**General:**

- 11A. There are outstanding issues with understanding the final placement and dedication of parks and open space on site. Please work with PROS to ensure the Aurora One Master Plan is updated to reflect all changes and that there is clarity as to where the final park and open space will be provided.
- 11B. Please meet with PROS prior to your next submittal.

**ISP:**

- 11C. Reference development agreement for the medians in plan set.
- 11D. The neighborhood park PA-3 is currently designed as a large detention facility and does not qualify as a neighborhood park based on requirements set forth in the PROS Dedication and Design Manual. As designed, a portion of this is eligible for open space credit which includes the perimeter area with the walk, landscaping, and amenities. PROS suggests evaluating switching some of the open space areas with neighborhood park acreage in order to satisfy requirements based on site constraints.
- 11E. Note that neighborhood parks may not be surrounded entirely by roadways. This was mentioned in the pre-app and is also not designed as a neighborhood park currently and may be eligible for open space.
- 11F. Please label the existing outfall into the coal creek as an emergency only as mentioned in the previous meetings.
- 11G. Trail crossings must be shown across rights-of-way to understand how safe connectivity will occur. This should include striping and curb cuts. Connect with Traffic to determine if pedestrian signals are required.
- 11H. Please label and clarify all other elements on the plan.



**12. Real Property** (Ian Wood / 720-486-4531 / [iwood@auroragov.org](mailto:iwood@auroragov.org) / Comments in magenta)

- 12A. Multiple easements labeled proposed need added “To be dedicated in separate document”  
12B. Multiple easements labeled proposed need added “To be released in separate document”

**13. Mile High Flood Control District** (Mark Shutte / 303-455-6277 / [mschutte@mhfd.org](mailto:mschutte@mhfd.org) )

13A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Open Channel Improvements upstream of Pond J.1
- Regional Detention Ponds J.1 and J.2
- Impacts to Alicia Way

We have the following comments to offer:

- 13B. The original comment provided in February 2022 about showing stream corridor width was referring to the proposed regional channel and not the improvements to Coal Creek. Please show this corridor width for the regional channel upstream of Pond J.1.
- 13C. It is MHFD’s understanding that in the Phase 1 Interim Condition, the proposed detention pond J.2 and outfall pipe will be privately owned and maintained. It is not until the pond is in its final condition and bank stabilization has been completed to Coal Creek that the regional pond and outfall pipe will become public. Please revise the site plan to reflect this.
- 13D. There are several callouts that remain on this site plan that appear to be remnants from the previous design. Please revise as applicable.
- 13E. Several callouts that refer to “Phase 1 Coal Creek Stabilization”
- 13F. Callout referring to existing storm outfall to Coal Creek is to be upsized as opposed to referring to future Piccadilly Rd. connection.
- 13G. MHFD requires responses to the review comments, please include these responses with any future submittal.

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107828
Submittal ID:	10009121
Partner ID:	1589783
MEP Phase:	Referral

**Date:** July 12, 2022  
**To:** Aja Tibbs  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	AURORA ONE - SITE PLAN (ISP)
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Open Channel Improvements upstream of Pond J.1
- Regional Detention Ponds J.1 and J.2
- Impacts to Alicia Way

We have the following comments to offer:

- 1) The original comment provided in February 2022 about showing stream corridor width was referring to the proposed regional channel and not the improvements to Coal Creek. Please show this corridor width for the regional channel upstream of Pond J.1.
- 2) It is MHFD's understanding that in the Phase 1 Interim Condition, the proposed detention pond J.2 and outfall pipe will be privately owned and maintained. It is not until the pond is in it's final condition and bank stabilization has been completed to Coal Creek that the regional pond and outfall pipe will become public. Please revise site plan to reflect this.
- 3) There are several callouts that remain on this site plan that appear to be remnants from the previous design. Please revise as applicable.
  - a. Several callouts that refer to "Phase 1 Coal Creek Stabilization"
  - b. Callout referring to existing storm outfall to Coal Creek is to be upsized as opposed to referring to future Piccadilly Rd. connection.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.



**Project Name:** PROJECT NAME  
**MEP ID:** #####/#####  
**Date:** 7/26/22

**Mile High Flood District (MHFD)**  
MEP Referral Review Comments

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Clark', with a stylized flourish at the end.

Derek Clark, PE  
Project Manager  
Mile High Flood District