



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

AuroraGov.org

June 9, 2025

Ted Laudick
Aurora 310 Property, LLC
4100 E. Mississippi Avenue, Ste 500
Denver, Co 80246

Re: Second Submission Review: 56th Avenue at GVRE – Infrastructure Site Plan
Application Number: DA-1662-39
Case Number: 2025-6007-00

Dear Ted Laudick:

Thank you for your submission, which we started to process on May 20, 2025. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 30, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter and *specifically respond to each item in the written comments*. 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.

Note: 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 reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Jeff Blankenship, Silverbluff Companies
Cesarina Dancy, ODA
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-39rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide written comment response, show and label existing & proposed easements (Planning)
- Submit deferral request, label slopes, tie in contours (Civil Engineering)
- Show approaching laneage, match TIS tapers and storage lengths (Traffic)
- Meet PROS standards in medians, add PROS notes (Water)
- Include curbside landscape design for the full length of the road (Landscape)
- Note that adjacent plats are not approved (Land Development Review)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Provide response(s) to the comments received from outside agencies.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Clarify if you are requesting a deferral for the northern landscape strip and sidewalk. If so, include that in the letter. Additionally, a separate written formal request is required. See Engineering's comments below.
- 2B. State whether the proposed improvements will be within existing right-of-way. If additional right-of-way is needed, clarify how the additional ROW will be dedicated.
- 2C. The letter says the south and north halves of the roadway will be separately, but the road will be constructed continuously. There are phase limit lines on the site plan that do not seem to correlate with that scenario. Please revise the letter and/or the site plan to be consistent.
- 2D. Revise the letter to address the redlines.

Site Plan

- 2E. Revise the Land Use Data per the redlines. Verify the landscape area. Half of the site plan area seems excessive.
- 2F. Expand the limits of the Vicinity Map to include the full intersection of Picadilly and E. 56th Avenue and label all streets.
- 2G. Revise Note 1 on Sheet 3 to remove the CD package section. Per the LOI, the proposed roadway will be constructed in one continuous phase.
- 2H. Per the Site Plan Manual, include existing or proposed drainage inlets on the site plan sheets.
- 2I. Show, label and dimension all existing and proposed easements.
- 2J. Include line(s) for reception numbers for adjacent plats.
- 2K. Include all symbols in the legend.
- 2L. The Infrastructure Notes are only required once. Please remove as noted on the redlines.
- 2M. It appears the Skydance, GVRE and Boxelder subdivision plats are intended to be recorded prior to this ISP. Add lines for the reception number(s) for those plats. If they will not be recorded, show and label the existing and proposed right-of-way lines.

3. Landscape (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal/red)

- 3A. The LOI states the curbside landscape has been designed for the full length of the proposed roadway. There isn't any curbside landscape shown on the south side east of Skydance Blvd., and on the north side east of Tibet Rd. Revise the landscape plans to include the curbside landscape and add note that it will be installed and irrigated by adjacent development. Also include what the interim condition will be.
- 3B. Add the street trees to the curbside landscape tables.



3C. Note what the “enhanced” landscape requirement is per the Master Plan, as noted on Sheet 14.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Sergio Um / sum@auroragov.org / Comments in green)

Site Plan

Sheet 3

- 4A. Submit a formal deferral request for the future landscape and sidewalk along the north half of the road. Please e-mail Sergio Um at sum@auroragov.org to initiate deferral request.
- 4B. Reference sections from the 2025 COA Roadway Manual.
- 4C. Add the lighting assembly finish/color (Section 3.L.1.a of the 2025 COA Roadway Manual).
- 4D. The clear zone only needed at civils.

Sheets 7-8

- 4E. Clarify what contours noted are tying into.
- 4F. Show the project limits.
- 4G. Label slopes.

5. Traffic Engineering (Dean Kaiser / 303-739-1718 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study

- 5A. The reports referenced on Sheet 2 are not all most current. Please contact Dean Kaiser for the approved TISs.
- 5B. The design change for ¾ movement as illustrated in the ISP cannot meet the 275' storage length, noted need for clarity on volumes and turn lane analyses
- 5C. Clarify the GVRE LU changes and Fulenwider revisions.
- 5D. Address the comments on the Auxiliary Lane Analysis on Page 8.
- 5E. Provide 'comparison' illustrations of intersection volumes for Figure 2.
- 5F. Address comments on Figure 5.
- 5G. In the Appendix, update the 56th Ave. YELLOW times to a min. of 5 seconds. Additionally, all signals on the corridor need to be coordinated (same cycle length) for progression.

Site Plan

- 5H. Repeat comment: Illustrate approach laneage for alignment purposes.
- 5I. Revise the roadway phasing note.
- 5J. Include the anticipated ADT with the cross section.
- 5K. Revise signage and striping per comments on the redlines. Remove unused signs from the details.
- 5M. Label storage lengths and ensure they are consistent with the TIS.
- 8N. Crosswalks must be per RM, TE-21.1.
- 8O. The intersection SB approach for the proposed intersection nearest E-470 intersection is too narrow for proposed lanes required in the TIS.

6. Parks and Open Space (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)

- 6A. Include median landscape in the landscape plans and ensure the design meets PROS standards.
- 6B. Add all PROS median notes relative to E. 56th Avenue. See Sheet 13 for all required notes.

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

- 7A. Include flow arrows on storm and sanitary lines.
- 7B. Pull valves out of the arterial road whenever possible.
- 7C. A drainage structure cannot be on top of the water line (Sheet 8). The amount of grading can cause cover issues for the existing water line. Have you pot-holed the line and ensured at least 4.5-feet of cover remains over the pipe?
- 7D. Comment response indicated this would be removed. Include a call out stating this will be removed.
- 7E. Advisory comment: The light pole will likely run into conflicts with being on top of box culverts.

**8. Land Development Review** (Rebecca Westerfield / rwesterf@auroragov.org / Comments in magenta)

8A.

On applicable sheets, add the following notes:

- Skydance Subdivision Filing 1 is currently under review, and is not yet recorded
- Box Elder Subdivision Filing No 2 is currently under review, and is not yet recorded
- Green Valley Ranch East Filing No 23 is currently under review, and is not yet recorded

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

9A. See attached letter. Please provide a response to the letter dated March 7, 2025.

10. Denver International Airport - Planning (denplanningreferrals@flydenver.com)

10A. A bike lane is value added.

10B. Reference previous comments for landscaping, no additional comments at this time.

10C. Ensure maximum detention drain time is 40 hours.

11. Regional Transportation District (RTD) (C. Scott Woodruff / Clayton.Woodruff@RTD-Denver.com)

11A. RTD Comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

12. E-470 Authority (Brandi Kemper / bkemper@e-470.com)

12A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will follow the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.

12B. A permit issued by the local jurisdiction does not remove the requirement to secure a permit from E-470.

12C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

12D. Clearly identify the E-470 ROW and MUE on all applicable drawings.

12E. E-470 discourages residential uses adjacent to the roadway.

12F. E-470 is not responsible for noise mitigation.

12G. Incorporate the improvements for the E-470 widening project including but not limited to the 56th Avenue interchange improvements and the High Plains Trail. FHU has the CAD drawings for reference.

12H. E-470 will be widened to 4 lanes in each direction in the future.

12I. Coordinate with the City of Aurora, Adams County, and E-470 for trail improvements which may connect to the



High Plains Trail.

- 12J. No structures are allowed in the MUE.
- 12K. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 12L. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 12M. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 12N. The City of Aurora Prairie Waterline is located within the Southbound MUE from I-70 to Potomac Street and has a Common Use Agreement (CUA) with the Authority. Any disturbance within the 40-foot-wide CUA will require a separate construction agreement from Aurora Water before the issuance of an E-470 construction permit.
- 12O. Any disturbance to existing utilities as part of this project will be the responsibility of the contractor to replace/reset.
- 12P. Incorporate E-470 trailblazer signs in advance of the E-470 interchange.
- 12Q. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.
- 12R. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 12S. Landscaping is only allowed in the outer 25' of the MUE.
- 12T. Any fencing disturbance will need to be replaced/reset to meet E-470 specifications.
- 12U. A comment/response document would be helpful to track the revisions to each submittal.
- 12V. Additional comments will be issued as the design progresses.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 25, 2025

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

Attn: Debbie Bickmire

Re: 56th Avenue at Green Valley Ranch East – 2nd referral, Case # DA-1662-39

Public Service Company of Colorado's Right of Way & Permits Referral Desk requests that the Customer/Applicant for **56th Avenue at Green Valley Ranch East** refers to the letter dated May 7, 2025; and, provides a comment response.

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