



Planning Division
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AuroraGov.org

November 14, 2024

Bill Parkhill
Aurora Parcel A LLC
PO Box 797
Littleton, CO 80160

Re: Third Submission Review: Metro Center Master Plan Amendment
Application Number: DA-1489-29
Case Number: 2016-7002-01

Dear Bill Parkhill:

Thank you for your third submission, which we started to process on Monday, October 28, 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 following the Planning & Zoning Commission hearing. The application will continue to be resubmitted till there are no other outstanding comments. 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 Planning & Zoning Commission hearing date is set for December 11, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Eva Mather - Norris Design 1101 Bannock St Denver CO 80204
Brit Vigil, ODA
Filed: K:\\$DA\DA-1489-29rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Alameda Drive and Dawson Promenade need to have updated street section to match the Urban Street Section (Landscape).
- Update the Letter of Introduction to match the submitted Master Plan cover sheet (Planning).
- Two repeat comments (Public Works).
- Site plan comment includes: Sharrows are the easy way out of designing bike accessible routes on an EXISTING roadway network. Serious consideration should be made to use separated/buffered bike lanes on the NEW roadways being proposed (Traffic).
- As mentioned in the Metro Center coordination meeting. Trees are not permitted in utility & drainage easements over underground detention facilities. There is a large diameter storm line along E Alameda Ave., and underground detention is proposed in the parking lot. Provide a utility layer to show potential utility easement encroachments and conflicts (Utilities).
- New RTD comments attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. One comment was received during the first review. No further comments were received during the second review.

2. Completeness and Clarity of the Application

- 2A. Thank you for revising the letter of introduction. Staff appreciates the effort throughout the three reviews. Minor comments addressing the Parcel A2 surface parking adjustment in the letter of introduction. Throughout the reviews staff has continued to note that a wall is required to screen parking per the MU-TOD zone requirements. <https://aurora.municipal.codes/UDO/146-2.4.6.I.8>. The application states that a wall is going above and beyond code, and it is not. Furthermore, public art is required for MU-TOD zone districts. Please note in the introduction letter that the public art provided as part of the mitigation will be above and beyond what is required per the code. The cover sheet displays the adjustments correctly.

3. Zoning and Subdivision Use Comments

Building Frontage

- 3A. Please delete note 3 – this is a UDO requirement <https://aurora.municipal.codes/UDO/146-4.3.9.C>.

Street Sections

- 3B. Please include the dimensions on the street sections as per the original master plan. If these are in flux, please include a note that says drive aisles will be 11' or less rather than full dimensions.
- 3C. Option to eliminate the word sharrow as the street section is displaying a drive lane.

4. Streets and Urban Space Comments

- 4A. No further comments.

5. Design Guidelines

- 5A. No further comments.

6. Landscaping Issues (Chad Giron / 303.739.7185 / cgiron@auroragov.org / Comments in bright teal)

Alameda Drive – Amendment Summary

- 6A. Remove reference to a “Tree Lawn”. This should be a 16' Urban Streetscape to match all others in the Metro.

Dawson Promenade – Amendment Summary

- 6B. Remove reference to a “Tree Lawn”. This should be a 16' Urban Streetscape as stated in the Key Characteristics.



PA-A1 Parking Buffer – Amendment Summary

- 6C. Must have a minimum of a double row of shrubs planted in a triangular pattern with a mature height of 3-4' to block out car headlights from the park.
- 6D. 4' soft surface trail must meet all applicable ADA trail requirements.

PA-A2 Parking – Amendment Summary

- 6E. Walls must still have landscaping on the outside.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Julie Bingham/ 303.739.7403 / jbingham@auroragov.org)

Street Sections

- 7A. Repeat: ROW dedication to encompass the improvements is strongly preferred. Identify sidewalk easements as required if allowed by the City Engineer. This is required to be shown on the master plan.

Sheet 11

- 7B. Repeat: The access limitations for parcel A1 should be identified explicitly on the master plan.

8. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

- 8A. Minor comments throughout the report.
- 8B. Prelim recommendations, Traffic Unit asks that most recommendations be initiated by development site applications where applicable.
- 8C. Need more descriptive mitigation measures for Alameda Parkway & Alameda Dr, Centrepoint & Sable, Alameda & Chambers.
- 8D. Center & Chambers signalization, either applicant installs with City reimbursement or signal escrow will be required.
- 8E. Minor turn lane storage length adjustments required in Table 9.
- 8F. City Traffic Manager Carlie Campuzano noted need for applicant providing various safety improvements at adjacent site intersections.

Site Plan

- 8G. Site plan comment includes: Sharrows are the easy way out of designing bike accessible routes on an EXISTING roadway network. Serious consideration should be made to use separated/buffered bike lanes on the NEW roadways being proposed (Sheet 8)

9. Utilities (Steven Dekoskie / 303.739.7490/ sdekoski@auroragov.org / Comments in red)

- 9A. Will need to provide an exhibit for access roadway crossing Aurora Water utility easements. There is critical infrastructure here (36" Water, sewer & large diameter storm lines; 108" & 96"). Trees will not be permitted within this utility easement up to Alameda Ave. Maintenance access is required along this utility easement.
- 9B. As mentioned in the Metro Center coordination meeting. Trees are not permitted in utility & drainage easements over underground detention facilities. There is and large diameter storm line along E Alameda Ave. and underground detention proposed in the parking lot. Provide utility layer to show potential utility easement encroachments and conflicts.
- 9C. There are critical Aurora Water utilities within the utility easements for the proposed green way park. Provide exhibit of proposed utility crossings. Bridge crossings would not be permitted. Maintenance access along utility easements (Tract A) will be required. License agreements will be required for encroachments into utility easements.
- 9D. Show utilities in tract. Trees are not permitted in utility easements. There is 36" water, 15" sewer and 2 -large diameter storm sewer in here.

10. Fire / Life Safety (Rich Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)

Street Sections

Sheet 9

- 10A. Will this fire lane easement need to be dedicated by separate document?



11.Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

11A. No further comments.

12.PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / comments in purple)

12A. No further comments.

13.Public Art (Roberta Bloom/ 303.739.6747 / rbloom@auroragov.org)

Public Art

13A. No further comments.

14.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

14A. No new comments.

15. RTD (Clayton Woodruff / 303.299.2943 / clayton.woodruff@rtd-denver.com)

- 15A. 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.
- 15B. Bus Operations - No exceptions
- 15C. Bus Stop Program - Please include the existing and proposed bus stops in the plan set.
- 15D. Commuter Rail - No exceptions
- 15E. Construction Management - No exceptions
- 15F. Engineering - Changes to Centrepont Dr could potentially impact RTD service along the corridor. Additionally, the parking lane and bike lane could prevent access to RTD's bus stop on Alameda Dr & Alameda Ave – SBFS (#26651). Please coordinate with RTD service development and RTD engineering to ensure that bus service is maintained.
- 15G. Light Rail - No exceptions
- 15H. Real Property - No exceptions
- 15I. Service Development - No exceptions
- 15J. Transit Oriented Development - No exceptions
- 15K. Utilities - NO RTD Utilities outside of ROW at Sable and Alameda however they might need to tie into our Storm infrastructure.