



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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[AuroraGov.org](http://AuroraGov.org)

May 21, 2024

Wendy Klein  
Community Development Partners  
126 NE Alberta Street, Ste. 202  
Portland, OR 97211

**Re: Second Submission Review: King's Crossing – Site Plan with Adjustments and Replat**  
**Application Number:** DA-1708-08  
**Case Numbers:** 2024-4005-00; 2024-3005-00

Dear Ms. Klein:

Thank you for your second submission, which we started to process on May 2, 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 June 11, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Alisha Hammett-Shopworks Architecture 301 W 45<sup>th</sup> Ave Denver CO 80216  
Jacob Cox, ODA  
Filed: K:\\$DA\DA-1708-08rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Mitigation (Planning)
- Data Table (Planning)
- Proposed Parking Spaces-Location (Planning)
- Building Material Standards (Planning)
- Easement and License Agreement Process (Land Development Services)
- Addressing
- Labels (Landscaping)
- Roadway Classification (Public Works)
- Traffic Impact Study (Traffic)
- Access Issues (Traffic)
- Turning Radius (Fire/Life Safety)
- Preliminary Drainage (Aurora Water)
- Potholing (Aurora Water)
- Tree Mitigation (Forestry)
- Parks Fees (PROS)
- Plat and Site Plan Comments/Advisory (Land Development Services)
- External Agency comments – Xcel/APS

### PLANNING DEPARTMENT COMMENTS

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

- 1A. **Letter of Introduction:** See redline comments.
- 1B. **Site Plan:** Please ADD to the Data Table: the zone district subarea, and the permitted maximum height within the zone district.
- 1C. How will the *Adjustments* be *mitigated*? Provide information with next submittal. **Add proposed mitigation and justification of each adjustment and include in the Letter of Introduction.** (second request)
- 1D. Please remove applicant highlighting and commentary within the Traffic Impact Study. (second request)

#### 2. Parking Comments

- 2A. Planning continues to be concerned about the number of parking spaces proposed for Building A. Additionally, off-site parking shall not be located more than 660 feet walking distance from the primary entrance of the use served. Indicate how many spaces are “expected” to serve each building and the pedestrian access to these spaces within the data table.

#### 3. Architectural and Urban Design Comments

- 3A. **Site Plan:** Please provide **building entrance elevations** for all three buildings with the next submission. Staff would like to see more substantial front entrances. Reading the elevation, it is difficult to differentiate between a main or secondary entrance. While these are labeled, the elevations are too similar. All entry points (Table 4.8-9) must have one of the following entry options:
  - a. a projected mass
  - b. stepped mass
  - c. corner entry
  - d. roof form variation
  - e. an awning or sun shade device



In the case of multi-family development, ground floor access to units on the first floor is required at least every 150 feet to activate space and provide architectural interest. Please explain/show how this requirement is meant within the Letter of Introduction.

- 3B. Is the cladding for the exterior masonry? Provide information within the Letter of Introduction as to how the standard below is being met. Please refer to section 146-4.8.6 (Table 4.8-6) for masonry standards. Either:
- 60 percent (*or 30 percent for an Affordable Housing Structure*) shall be clad in brick or stone; or
  - 80 percent (*or 40 percent for an Affordable Housing Structure*) shall be clad in stucco; or
  - 80 percent (*or 40 percent for an Affordable Housing Structure*) shall be clad in a combination of stucco and brick, or stucco and stone.

#### **4. Landscaping Issues (Tammy Cook / / 954-266-6488 / [tdcook@Auroragov.org](mailto:tdcook@Auroragov.org) / Comments in teal)**

- 4A. Sheet 8: Label E. 6th Avenue and the shade structure.  
A tree and six shrubs are required in this island.  
Yucca is considered a cactus and not a shrub. They are not permitted in areas such as the edge of walkways where they could potentially cause harm due to their cactus pointy leaves. Note where the YGL & YCT are underlined are adjacent to pedestrian areas and should be changed to another species.
- 4B. Label this shade structure.
- 4C. A tree and six shrubs are required in this island.

#### **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.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Civil Engineering (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)**

- 6A. REPEAT COMMENT FROM 1ST REVIEW: Please fix street name labels (TYP.) Not legible.
- 6B. Please show conceptual public street light locations for E. 6th Ave. Include pole height and public street light type (Ex. SL-4)

#### **7. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)**

- 7A. Sheet 3: move ped crossing closer to intersection.  
Make accessible route perpendicular to reduce ped crossing distance. adjust parking.
- 7B. Sheet 8: Verify mature plant height meets COA 4.04.2.10 requirements.  
add notes: Boulders shall not be placed along arterial streets. Boulder locations shall be outside of clear-zones of all public ROW. 50% buried in public ROW. No more than 14" height in public ROW.
- 7C. Traffic Impact Study: Better balance traffic volumes at eastern end intersections. Update analyses as needed. See comments throughout report.

#### **8. Fire / Life Safety (Erick Bumpass/ 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

- 8A. Sheet 2: The minimum inside turn radius for a 26-foot-wide fire lane easement is 26'. Please correct the inside turn radius shown at 29'. Please identify the Fire Sprinkler Riser Room for Building B. Immediate access to fire department connections shall be maintained at all times without obstruction and a clear space not less than 36" by 36" and 78" in height shall be provided and maintained in front of and to the sides of the FDC(s). Please show this on the plans.



**9. Aurora Water** (Iman Ghazali / 303-807-8869 / [IGhazali@auroragov.org](mailto: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. A sanitary analysis of the impact of this development was performed. Improvements of downstream infrastructure is not needed at this time. Improvements may be required if the number of dwelling units increases.
- 9C. Our records do not show that there is a stub at this location. Pre-design potholing will be required to determine the existence of the stub prior to approval of the Civil Plan. Otherwise, extend a water main from the existing 8" water main coming from the lot to the east.
- 9D. Show the domestic meters for these buildings. One meter per multifamily building is required per COA City Code.
- 9E. A manhole is not required for proposed 6" service line connecting to proposed 8" main. It is only required if the main is existing.
- 9F. Manholes are not allowed on private service lines. Replace with 2 45-deg bends and single cleanout downstream of the bends.
- 9G. Show an irrigation meter for this common space.
- 9H. Dedicate a sanitary easement for this portion of the sanitary main.
- 9I. Please remove shrub from top of bypass pipe.

**10. Forestry** (Becky Lamphear / 303-739-7178 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 10A. Tree #849 is less than 4" in diameter and does not require mitigation. Update mitigation table to 90"
- 10B. Divide total cost mitigation by caliper inches removed.  
 $\$39,540/90=\$439/\text{inch}$   
 $2.5*\$439=\$1,097.5$   
Total due \$38,442.50
- 10C. Identify which tree will be used as tree mitigation on the landscape plan.

**11. PROS** (Adison Petti / 303-739-7131 / [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in mauve)

- 11A. Approved.

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

- 12A. Sheet 3: These easements do not connect to the street R.O.W..  
Match the names of the easement to the plat easements.  
No parking in a Fire Lane easement - confirm with Fire/Life Safety Dept..
- 12B. Sheet 4: doesn't this easement need to be connected to the R.O.W.? The Water line is not covered in this area. Doesn't this easement need to be connected to the R.O.W.? There is no access from the street in this area.

**13. Xcel Energy** (Donna George / 303-571-3306 / [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com))

- 13A. See attached letter.

**14. Aurora Public Schools** (Nicholas Leach / 651-470-3889 / [njleach@aurorak12.org](mailto:njleach@aurorak12.org))

- 14A. Confirm APS fees have been paid. Provide confirmation in Letter of Introduction.



**Right of Way & Permits**

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

May 9, 2024

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

Attn: Liz Fuselier

**Re: Kings Crossing – 2<sup>nd</sup> referral, Case # DA-1708-08**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the clarification comments provided by the Application for **Kings Crossing**.

No resubmittals are necessary.

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