

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



April 5, 2023

Dan Kmiecik  
Ambrose Property Group  
8888 Keystone Crossing Ste 1150  
Indianapolis, IN 46240

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

Dear Mr. Kmiecik:

Thank you for your initial submission, which we started to process on March 13, 2023. 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 April 27, 2023. Note that the application fee must be paid prior to the beginning of the second review. \$18,303 is outstanding.

Note that all our comments are numbered. When you resubmit, include a comment response 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 estimated Administrative Decision date is still set for June 7, 2023. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303.739.7112 or [hschoenh@auroragov.org](mailto:hschoenh@auroragov.org).

Sincerely,

Henry Schoenhoff  
Planner I  
City of Aurora Planning Department

cc: Brad Cooney, Kimley Horn  
Lorianne Thennes, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1900-1999\1964-03rev1.docx



## *Initial Submission Review*

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

- From planning, submit a public art plan.
- From planning, submit a combined natural features and existing conditions map.
- From civil engineering, ensure the PIP matches the master drainage plan.
- From traffic engineering, minor comments to TIS are needed (background growth assignment of traffic from other studies, signal warrant analyses not included, and signal analyses using too low left turn phasing). Also, PIP and Master Plan do not identify PA access points that are identified and analyzed in the TIS.
- From fire and life safety, add a note regarding emergency access to the PIP.
- From aurora water, each planning area needs to be able to function on its own, independent of other planning areas.
- See outside agency comments from Denver International Airport and Xcel Energy. Respond to these comments in your resubmittal.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No comments.

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

- 2A. Fees are due prior to the second submission. **\$18,303** is outstanding.
- 2B. Submit an updated Tab 7, Public Art Plan, showing the updated land use locations and a public art plan, which is required due to the site lying in the Velocity Metro District. Public art fees shall be paid prior to recordation. See additional details below (Item 19A) in the comments from public art.
- 2C. Submit an updated Tab 10 MP Urban Design Standards, listing the current zoning on Page 10.1, the land use locations on the monument location map (Page 10.4), and the map on Page 10.13.
- 2D. Submit an updated Tab 11 MP Landscape Standards, listing the current zoning and the correct reference to the current COA Landscape Code on Page 11.1.
- 2E. Submit an updated Tab 12 MP Architectural Standards, listing current zoning on Page 12.1.

#### **3. Tab 1: Letter of Introduction**

3A. No comments.

#### **4. Tab 3: Context Map**

- 4A. See redline comments.
- 4B. Add zoning subarea to legend.
- 4C. Only include surrounding development within .5 miles of the site.
- 4D. Identify current and future development south of E 56 Ave.
- 4E. Label street classifications.

#### **5. Tab 4: Site Analysis Narrative**

- 5A. See redline comments.
- 5B. Create a combined natural features map and existing conditions map, including the elements identified on page eleven in the master plan manual. These elements include easements, the 100-year floodplain, airport overlay district boundaries, and existing wildlife habitat.
- 5C. Include a legend in the new map.



**6. Tab 5: Response to Comments**

6A. No comments.

**7. Tab 6: Master Plan Narrative**

7A. No comments.

**8. Tab 8: Land Use Map**

- 8A. See redline comments.
- 8B. Correct legend.
- 8C. Replace language referring to framework development plan amendment to master plan amendment on map sidebars (typical) and pages four and five.
- 8D. Remove extraneous map.
- 8E. Label Gopher Gulch and acreage on the map.
- 8F. Planning areas should be separated by heavy solid lines.
- 8G. Specify if the line on the southern part of planning areas two and four is an easement or something else. Include this in the legend.
- 8H. Match acreages in tables with the planning areas on the map.
- 8I. Label E 58 Ave ROW acreage on the map.
- 8J. Define the line in middle of PA-2 and the western part of PA-1B.
- 8K. Correct land use matrix.

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

- 9A. See redline comments.
- 9B. Include topography.
- 9C. Planning area boundaries should be heavy, solid lines.
- 9D. Specify if the line on the southern part of planning areas two and four is an easement or something else. Include this in the legend.
- 9E. Match acreages in tables with the planning areas on the map.
- 9F. Label E 58 Ave ROW acreage on the map.
- 9G. Label Gopher Gulch and acreage on the map.
- 9H. Correct legend.
- 9I. Define line in middle of PA-2 and western part of PA-1B.

**10. Tab 14: Existing Slope Map**

- 10A. See redline comments.
- 10B. Delete off-site slopes.
- 10C. Label slopes on the map.
- 10D. Revise maximum for slope four.

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

- 11A. See redline comments.
- 11B. Correct labels in exhibits in the public improvement plan to label the proposed landscape buffer “curbside landscape.”

**12. Transportation (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in bright teal)**

- 12A. See redline comment.
- 12B. From PIP: Correct Powhaton Rd cross-section to show a 10 ft detached sidewalk and no bike lane to match the eastern Porteos section.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **13. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 13A. See redline comments.
- 13B. Comments 13C-13D are from Tab 8 Land Use Map.
- 13C. Note that public streetlights shall meet City standards.
- 13D. Jackson Gap Way is defined as a collector on the PIP, not as an arterial.
- 13E. Comment 13F from Tab 9 Open Space, Circulation, and Neighborhood Map.
- 13F. Jackson Gap Way is defined as a collector on the PIP, not as an arterial.
- 13G. Comments 13H-13GG are from the PIP.
- 13H. Add that additional offsite improvements may be required to meet traffic and life safety needs.
- 13I. Ensure that the water quality ponds are reflected in the narratives on the next sheet for each planning area.
- 13J. Include the required street improvements for each planning area to develop independently in this area.
- 13K. PA-1A/1B requires E 58<sup>th</sup> Ave and Powhatan Rd improvements.
- 13L. Correct headers.
- 13M. Ensure the PIP matches the master drainage plan. The water quality ponds that serve the respective planning areas should be included in each narrative that they serve. For example, how is water quality/detention provided for PA-2? It cannot be assumed that another planning area will build the ponds first.
- 13N. E 58<sup>th</sup> Ave is a requirement of PA-4 and PA-5.
- 13O. The Jackson Gap Way sidewalk adjacent to PA-5 is a requirement of PA-5.
- 13P. E 58<sup>th</sup> Ave is required to be widened.
- 13Q. Correct typos.
- 13R. Indicate future signalized intersections, typical.
- 13S. Label the ponds with numbering. The stormwater paragraph on page two indicated that each pond is labeled 1, 2... It is unclear from the overall buildout exhibit which is which.
- 13T. Show/label all proposed access points in conformance with the traffic study.
- 13U. Does the TIS and Life Safety support only provide Powhatan Rd along the frontage of PA-1B? Please verify.
- 13V. Revise map labels.
- 13W. For clarity, only highlight the planning area that is being discussed in the respective PA exhibits.
- 13X. E 58<sup>th</sup> Ave is required adjacent to planning area PA-2.
- 13Y. Why would E 58<sup>th</sup> Ave be required with planning area PA-3? Please clarify which street improvements are required on each exhibit.
- 13Z. Create separate exhibits for PA-4 and -5.
- 13AA. Street improvements are required with planning areas PA-4 and -5 for Jackson Gap Way and E 58<sup>th</sup> Ave. Please show them on the exhibits.
- 13BB. On the E 58<sup>th</sup> Ave cross-section, revise the sidewalks to be 6' to match the standard section for a collector street.
- 13CC. On the Powhatan Rd cross-section, ensure this section matches NEATS and the section proposed by Porteos to the east. Per Porteos, this is a four-lane modified arterial with no on-street bike lanes. Clearly indicate what ROW exists and what ROW will need to be dedicated by others. There is currently 81' of ROW existing.
- 13DD. Comments 13EE through 13GG are in regard to the Jackson Gap Way cross-section.
- 13EE. Ensure the section matches the approved section. There is a 10' walk on the west side, 10' curbside landscaping, and no bike lanes.
- 13FF. Revise the arrow since the sidewalk is not currently complete.
- 13GG. Revise to be a 10' sidewalk, keeping the walk within the existing ROW.

**14. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 14A. See redline comments.
- 14B. Land Use Map: show/label signalization, per the plan established in TIS.
- 14C. Land Use Map: revise traffic signal costs language.
- 14D. Tab 9: Open Space, Circulation, and Neighborhoods Map: show/label future intersection controls at arterial/arterial and arterial/collector roadways.
- 14E. Tab 9: Open Space, Circulation, and Neighborhoods Map: PA access points not identified.
- 14F. Comments 14G through 14I from the PIP.
- 14G. PA access points shown do not match the TIS access points identified and analyzed.
- 14H. Show/label permissible access movements, and intersection controls (i.e. signalization) for arterial/arterial and arterial/collector roadways for all maps.
- 14I. Update Jackson Gap Way cross-section.
- 14J. Comments 14K-14S from TIS.
- 14K. Background growth is not understandable based on the info provided.
- 14L. No signal warrant analyses for 56<sup>th</sup> Ave intersections of Jackson Gap Way or Powhaton Rd.
- 14M. Signal analyses have low left-turn phasing values.
- 14N. Correct calculations throughout.
- 14O. 2025 Background Traffic Volumes: need to explain the growth and use of other site traffic. If 1.04 is background in two years and 120 is the site traffic from Porteos PA-5 heading down Jackson Gap Way (Sheet 74).
- 14P. Trip Generation: 30% pass-by trips could have been taken into account, otherwise very conservative.
- 14Q. 2025 Traffic Assignment: numerous access points do not match the PIP.
- 14R. Improvement Summary: include 56<sup>th</sup> Ave with Jackson Gap Way and Powhaton Rd signal warrant analyses.
- 14S. Numerous phasings are too short.

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

- 15A. See redline comments.
- 15B. From PIP: add the following note to page one: “THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.”
- 15C. On page seven of the utility master plan, provide a data table showing fire flow demands by land use type for the system modeling. (Residential, Commercial, (Multi-family) & Industrial; 1500, 2500, 3500 respectively).

**16. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 16A. See redline comments.
- 16B. Comments 16C-16J are from the PIP.
- 16C. Revise headers.
- 16D. PA-2 will require sanitary extensions up to 60<sup>th</sup> Ave as well. Each planning area needs to be able to function on its own independently of other planning areas. Typical for all planning areas.
- 16E. Please update the descriptions based on later comments and comments within the master utility study.
- 16F. Water mains on the east side of PA-4 should be combined to avoid parallel systems.
- 16G. Parallel water mains should be avoided wherever possible.
- 16H. PA-1 exhibit: If this main is constructed with PA-2 is the plan to phase PA-2 first? If not, then only show the mains that are to be constructed and needed with PA-1B.



- 16I. PA-2 exhibit: this sanitary main is not existing unless the requirement is that PA-1B is developed first. The PIP should reflect how each planning area is able to be served if developed on its own. In this case the sanitary main will need to be constructed for PA-2 to receive service.
- 16J. PA-4 and -5 exhibit: this sanitary main will need to be installed with PA-4 as well. Each planning area must stand alone and show that it can function on its own.
- 16K. Comments 16L-16DD are from the Utility Master Plan.
- 16L. Please contact Casey Ballard with Aurora Water prior to resubmitting to go over these comments.
- 16M. Based on changes in the City, please remove the City Engineer from the signature blocks for Master Utility Studies and the utility exhibits.
- 16N. Peak flow is to be calculated at design points and not for each individual planning area.
- 16O. Sanitary Sewer Sizing Summary: These numbers are to be the culmination of all average daily flows times the peak factor for that design point plus the total I/I. I/I is the sum of all average daily flows times 10%. Peak factor for a design point is based on the total population upstream of the design point.
- 16P. A separate sewer exhibit is required and must show design points. I have included design points for illustrative purposes.
- 16Q. Revise master utility study exhibit per redline comments.
- 16R. Porteos indicates this is a 15-inch main. While reducing the on-site mains with no other upstream basins is acceptable, off-site mains should remain at the designed size unless calculations are provided showing the reduction will not hinder future development. This includes basins that are not part of your project but are tributary to the main.
- 16S. Make the sewer main table a separate page called sanitary sewer routing.
- 16T. Provide a sewer exhibit with design points that are referenced in the routing table.
- 16U. See previous comment regarding calculations needed on the sewer routing table and design points.
- 16V. I would recommend taking a look at the Aurora Highlands Master Utility Study for a good example on the routing table layout. EDN 219069.
- 16W. The worksheets for what the pipes can handle are not needed. The worksheets that show existing slopes, existing flows, and proposed flows are to remain.
- 16X. Change the worksheet numbers to gallons-per-minute.
- 16Y. On the overall layout page, show a main extending into E 56<sup>th</sup> Ave and then add the reservoir at that point.
- 16Z. On the active scenario: static page, if this is a static scenario then there should be no flow in the mains.
- 16AA. On the active scenario: static page, these reservoirs need to be checked. Reservoirs of the same pressure zone should be at the same elevation. This is likely creating the velocity issues on previous comments and causing flow during a static scenario.
- 16BB. On the active scenario: average day page, please review section 5.02.2 as there are numerous waterlines exceeding the maximum velocity limit.
- 16CC. Remove page 40.
- 16DD. Label site on page 41.

**17. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 17A. No comments.

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

- 18A. No comments.

**19. Public Art** ([Roberta Bloom / 303-739-6747 / rbloom@auroragov.org](mailto:rbloom@auroragov.org))

19A. Given that the site lays within the Velocity Metro District, it appears that a public art plan is required. The plan must be approved and public art application fees (as shown in the plan) must be paid prior to recordation. Therefore, please revise the submitted plan to indicate to remove the doubt regarding the metro district so that we can move forward with the review of this plan. Please note: The public art application fees (as indicated in this plan) must be paid prior to recordation. An invoice will be provided after the public art plan is approved. The public art budget is quite modest and this plan calls for it to be distributed between three potential sites without addressing why these sites have been selected, or describing how final decisions will be reached regarding which site(s) to use or eliminate. If the budget is divided equally between these three sites, that would leave \$16,921 per site which will impact the scale and impact of the artwork. Given the budget, consider limiting the number of sites to one or two. The narrative should address why that site(s) is a priority. And, that further details will be provided in the CSP for that planning area.

**20. Xcel Energy** ([Donna George / 303-571-3306 / donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

20A. See letter below.

**21. Adams County** ([David DeBoskey / 720-523-6847 / ddeboskey@adcogov.org](mailto:ddeboskey@adcogov.org))

21A. No comments.

**22. Denver International Airport** ([303-342-2713 / denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

22A. 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 ([Benjamin.J.Massey@usda.gov](mailto:Benjamin.J.Massey@usda.gov)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance 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 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.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

22B. 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 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>.



**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

March 28, 2023

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

Attn: Henry Schoenhoff

**Re: Fine Parking, Case # DA-1964-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the FDP Amendment for **Fine Parking**. Please note that PSCo has an existing electric transmission easement along East 56<sup>th</sup> Avenue, and requests that the property owner/developer/contractor review this with our Siting and Land Rights Department via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com).

For future planning within these *commercial/industrial/retail* lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Ten-foot (10') wide utility easements are hereby granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing underground electric feeder distribution facilities along the south and west property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the

developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

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](mailto:donna.l.george@xcelenergy.com)