

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



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February 24, 2023

Kevin Beck
EVC-WDG Aurora One, LLC
3501 SW Fairlawn Rd., Ste 200
Topeka, KS 66614

Re: Initial Submission Review – Aurora One PA-1 – Infrastructure Site Plan
Application Number: **DA-2241-06**
Case Numbers: **2023-6003-00**

Dear Kevin Beck:

Thank you for your initial submission, which we started to process on February 2, 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 March 13, 2023.

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 estimated Administrative Decisions date is scheduled for April 26, 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 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Kevin Blumhardt, Atwell, LLC, 6200 Syracuse Way, Ste 470, Greenwood Village, CO 80111
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2241-06rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public improvement requirements for PA-1 need to be coordinated with adjacent applications that are still in process. In-process applications need to be approved prior to the approval of this ISP application.
- Ensure consistency between this application and the in-process adjacent application.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

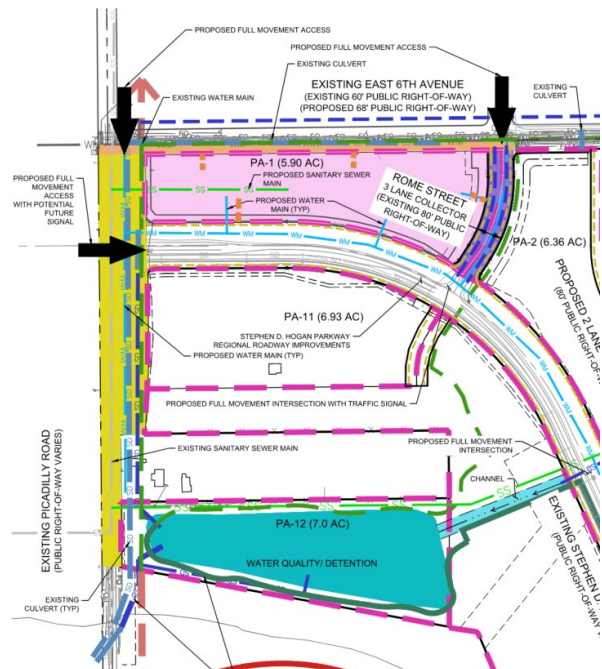
- 1A. No public comments were received with the initial application referral. A neighborhood meeting will not be required for this application at this time.

2. Completeness and Clarity of the Application

- 2A. Label the project name and case number for the adjacent Aurora One ISP (DA-2241-01 or CN: 2022-6006-00)
- 2B. Please note that the Aurora One Phase I ISP (DA-2241-01) has not yet been approved. There are still several redlines and corrections to the improvements in that ISP, which may cause the surrounding areas to change. Please continue regular coordination with the applicant for this ISP to ensure that changes to that ISP are reflected in your resubmissions. Additionally, DA-2241-01 will be required to be approved prior to this ISP submission.

3. Streets and Pedestrian Comments

- 3A. It appears that improvements to Picadilly Road are not included in the Phase I Infrastructure Site Plan for Aurora One (DA-2241-01). Per the master plan, these improvements are required with the development of PA-1. Please either add the Picadilly Road improvements to this ISP, or coordinate with the master developer to add the improvements to the DA-2241-01 ISP submission. If these improvements are planned for yet another separate application, please clarify.
- 3B. Access locations proposed in this ISP differ from those depicted in the Aurora One Master Plan. These items are allowed flexibility between the master plan and the site plan, unless the changes cause a significant impact on the master studies for traffic, drainage, or utilities. Changes must also meet code requirements. Please coordinate with engineering staff to determine if the proposed changes are acceptable.



**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****4. Civil Engineering** (Julie Bingham / 303-739- / jbingham@auroragov.org / Comments in green)

- 4A. Remove all copyright from this site plan set.
- 4B. Curb ramps are required.
- 4C. Where are the Picadilly Road improvements proposed? They are required prior to the development of parcels within PA-1. The Aurora One ISP (RSN 1589783) includes improvements to 6th and SDH, but not Picadilly. It indicates that Picadilly improvements would be provided with "Phase 2" which includes this area.
- 4D. Use the RSN or case number instead, typical.
- 4E. The Aurora One ISP shall be approved prior to the approval of this ISP.
- 4F. Add the following note:
Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 4G. Label the curb return radii, typical. Minimum of 20' for intersections with collectors and a minimum 25' for intersections with arterials.
- 4H. The Aurora One ISP identifies 84' of ROW.
- 4I. Where is the grading for the proposed accesses? Label the slope for the curb cuts. Max 4% down to existing public streets.
- 4J. Show the required ROW for Picadilly.

5. Traffic Engineering (Steve Gomez / desk phone/email / Comments in amber)

- 5A. This ISP will not be approved until the Aurora One ISP is approved
- 5B. Site access needs to be spaced a minimum of 300' CL-CL from Picadilly Rd
- 5C. Verify intersection is perpendicular +/- 5 degrees.
- 5D. Verify driveway cuts are consistent with Aurora One Master Plan
- 5E. Label driveway cuts as full movement, right in/right out, etc.
- 5F. Align/coordinate driveway cuts with development north of 6th Ave and south of Stephen D Hogan Pkwy

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 3 of 3 / Utility

- 6A. See comments to label and show existing fire hydrants.

7. Aurora Water (Nina Khanzadeh / 303-739- / @auroragov.org / Comments in red)

- 7A. Site Plan will not be approved until approval of PDR.
- 7B. Fill in the required ROW for Picadilly
- 7C. Label storm as private.
- 7D. Add a note:
3) All storm sewer proposed on site is private and will be maintained by XXXXXXXX
- 7E. Note that the profile of all storms will be required on civil plans. Potholing existing utilities (in crossing locations) will be required per section 5 of Aurora Water standards.
- 7F. Provide MUS conformance letter at the time of 1st CP submission.
- 7G. See PDR comments as the storm pipe proposed and outfall is not per MDR.

8. Land Development Services (John Doose / 970-379-0008 / jdoose@auroragov.org / Comments in magenta)

- 8A. Review and comments uploaded.
- 8B. Add a legal description.
- 8C. Correct legal description caption as marked.



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

- 9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for Aurora One PA-1. PSCo requests that 10-foot-wide utility easements are dedicated abutting all rights-of-way, and, that the following language or plat note is placed on the preliminary and final plats for the subdivision:
- 9B. 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.
- 9C. Please be aware PSCo owns and operates existing overhead electric distribution facilities along the west property line and underground electric distribution facilities along the west and south property lines, including a transformer in the southeast corner of the subject property which is requested to be shown and labeled on the plan.
- 9D. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 9E. For additional easements that may need to be acquired by a separate document, the Designer must contact a Right-of-Way and Permits Agent.
- 9F. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.
- 9G. A copy of this letter has been attached for reference.

10. Arapahoe County Public Works and Development (Sue Liu / 720-874-6500 / referrals@arapahoegov.com)

- 10A. The regional detention facility should be constructed prior to or concurrent with the initial phase of the Aurora One Development.
- 10B. A copy of this letter has been attached for reference.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 13, 2023

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

Attn: Aja Tibbs

Re: Aurora One PA-1 ISP, Case # DA-2241-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **Aurora One PA-1**. PSCo requests that 10-foot-wide utility easements are dedicated abutting all rights-of-way, and, that the following language or plat note is placed on the preliminary and final plats for 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 overhead electric distribution facilities along the west property line and underground electric distribution facilities along the west and south property lines, including a transformer in the southeast corner of the subject property which is requested to be shown and labeled on the plan.

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document, the Designer must contact a Right-of-Way and Permits Agent.

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

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



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PUBLIC WORKS & DEVELOPMENT

6924 South Lima Street
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BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

February 3, 2023

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Engineering Case Manager

RE: AURORA ONE PA1 - INFRASTRUCTURE SITE PLAN
DA-2241-06 (1685058)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comment regarding the referral at this time based on the information submitted:

1. The regional detention facility should be constructed prior to or concurrent with the initial phase of the Aurora One Development.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Sue Liu, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No. O23-027