



Response to Notes

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To:	City of Aurora Office of Development Assistance Attn. Justin Andrews 15151 E. Alameda Pkwy, Ste 5200 Aurora, CO 80012
From:	Madison Stewart, EI and Deb Ohlinger, PE, CFM 1525 Raleigh St, Ste 400 Denver, CO 80204
RE:	First Creek 26 th Ave to 38 th Ave ISP
Date:	May 10, 2023
DA #:	1127-44
Olsson Project #:	021-00814

Mr. Andrews,

This letter was prepared with the First Creek 26th Ave to 38th Ave ISP submittal to the City of Aurora (DA-1127-44). The purpose of this letter is to respond to notes given as a result of the pre-application meeting, held Thursday, January 5, 2023. Responses are in [blue](#).

Key Issues

1. **Majestic Commercenter Master Plan:** This Infrastructure Site Plan must be consistent with the Majestic Commercenter Master Plan.
 - a. **The purpose of this project is to prepare First Creek for future development in the immediate vicinity and upstream of the project area; therefore, the site plan is consistent with the Majestic Commercenter Master Plan.**
2. **26th Avenue Street Frontage:** The expectation is that the required sidewalk and curbside landscaping along the 26th Avenue frontage be designed and installed, deferred, or otherwise accounted for.
 - a. **The 26th Avenue frontage landscaping design will be deferred at this time and will be completed by others in the future.**
3. **Landscape Requirements:** Coordinate with the Parks, Recreation and Open Space Department (PROS) to ensure that the drainage channel improvements and the associated landscaping are integrated to meet their design standards.
 - a. **Curtis Bish of PROS has been and will continue to be involved in regularly scheduled progress meetings.**
4. **First Creek Trail:** Minimizing pinch points where possible and smoothing out sharp angle points in the First Creek Trail alignment is needed. Please coordinate the northern trail connection at East 38th Avenue with Denver Parks and Recreation. A direct connection to the High Plains Trail east of the site is needed. The grade of the First Creek Trail and any connectors should not

exceed 2% cross slope and 5% longitudinal slope, particularly at the North Picadilly Road undercrossing and the basin at the Southeast corner of the project site.

- a. Trail alignment has been designed to meet the criteria for maintenance access and regional trail. Sharp angles have been smoothed. In coordination with Denver Parks and Recreation, the underpass design is not far enough along for consideration. The proposed trail will tie into existing.**
5. **Floodplain Development Permit:** A Floodplain Development Permit will be required for work in the floodplain. Additionally, no work is allowed within the floodway without a CLOMR.
 - a. A Floodplain Development Permit will be obtained prior to construction. A CLOMR is underway and will be submitted to the City for review in the future.**
6. **Drainage:** A drainage report is required and shall be in compliance with the Master Drainage Report (EDN 219272) and any subsequent reports which support this area. Contact the city to setup a meeting with the MHFD and the drainage engineer prior to first submittal. A 12-foot maintenance access is required along the drainage channel.
 - a. Preliminary Drainage Report has been submitted with the ISP**
7. **Mile High Flood District:** This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
 - a. MHFD is a project sponsor and has been involved during the planning and design of this project.**