



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

April 9, 2024

Arend Accola  
Highline Village Townhomes II LLC  
5777 E Evans Unit #1  
Denver, CO 80222

**Re: Initial Submission Review:** Highline Canal Apartments – Site Plan and PlatReplat  
**Application Number:** DA-2381-00  
**Case Numbers:** 2024-4011-00; 2024-3012-00

Dear Mr. Accola:

Thank you for your initial submission, which we started to process on March 18, 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 May 2, 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.

The estimated Planning & Zoning Commission hearing date will be scheduled based upon the resubmittal documents. 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 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Jon Spencer-Farnsworth Group Inc. 5613 DTC Parkway Ste1100 Greenwood Village CO 80111  
Cesarina Dancy, ODA  
Filed: K:\SDA\DA-2381rev1



## *Initial Submission Review*

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

- Community Comments-Neighborhood Meeting (Planning)
- Development Fees (Planning)
- Data Table Information (Planning)
- Parking Requirements (Planning)
- Horizontal/Vertical Articulation (Planning)
- Mechanicals (Planning)
- Signage (Planning)
- Landscape Tables (Landscaping)
- Addressing
- Coversheet Notes (Public Works)
- Street Typicals (Public Works)
- Grading (Public Works)
- Parking Call-Outs (Traffic)
- Site Plan Notes (Fire/Life Safety)
- Accessible Route (Fire/Life Safety)
- Fire Lane Signage (Fire/Life Safety)
- Hydrant Locations (Fire/Life Safety)
- Know Box Locations (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Storm Drain Maintenance (Aurora Water)
- Tree Protection and Mitigation (Forestry)
- Land Dedication and Park Development Fees (PROS)
- High Line Canal Conservency Agreement (PROS)
- Trail Connection Maintenance (PROS)
- Advisory Comments (Land Development Services)
- Coversheet Description (Land Development Services)
- License Agreements (Land Development Services)
- Storm Drain Development Fees (Aurora Water/Taps)
- Public Service Company of CO Letter
- School Land Dedication Fees (Aurora Public Schools)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. The following comments have been received from external agencies, adjacent property owners and HOA's. Please respond to the comments, summarize what was discussed and resolved (if anything) and what steps were promised (if anything) within the Letter of Introduction.

1B. *Name: Steve Loeffler*

Organization: 2829 West Howard Place

Address: Colorado Department of Transportation Denver CO 80204

Phone: 3037579891

Email: [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)

Comment: This development is off system so we have no comments. We do ask that the city consider the cumulative impact of development of this and other developments in the area on the intersections of Laredo and Colfax or Jasper and Colfax.

1C. *Name: Sherry Anderson*

Organization: 15986 E 17th Place



Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryaanderson39@gmail.com

Comment: What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?

1D. *Name: Jennifer Strotman*

Organization: 16152 E 18th Place

Address: Aurora CO 80011

Phone: 9705313131

Email: StrotmanHousehold@gmail.com

Comment: The adjacent (possibly same) complex has no property manager, one dumpster, construction debris from the last expansion, several loose aggressive dogs, people driving on the high line canal, and we want to add more?! I have been reporting the property at Laredo and 16th Ave for 3 years now with countless code violations and nothing changes. Why are you wanting to add to this problem when the current situation can't be properly managed? We would need speed bumps and stops signs throughout Norfolk Glenn (specifically at E 17th Place), sidewalks (Laredo is lacking), and a new bridge at Laredo and High Line Canal (the current one is literally falling apart).

1E. *Name: Sherry Anderson*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryaanderson39@gmail.com

Comment: What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?

1F. Due to the comments received regarding this project, ***please contact the case manager to schedule a community meeting. A second submittal should come in AFTER this meeting.***

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

2A. Fees in the amount of **\$25,294.00** are due prior to the second submission. The second review will not occur until fees are paid.

2B. Please turn off all AutoCAD references with the next submittal.

2C. **Cover Sheet:** Please add what is permitted per code for: Building height, signage, required parking spaces including accessible spaces, and garages and covered as well as required bike spaces.

2D. Delete loading spaces as these are not required for Multi-family.

2E. Side bar: Please enlarge the name and add site plan. Change all sheets to reflect the larger name and addition of "Site Plan".

2F. Delete-AND PRELIMINARY PLAT on all sheets.

2G. **Sheet 2:** add total square feet to plaza and patio space.

2H. Show perimeter fencing elevations.

2I. Provide unit deck perimeters/dimensions as well as material.



### **3. Parking Comments**

3A. For structures that do not meet the definition of an Affordable Housing Structure, *at least 40 percent of resident parking shall be in garages or carports and at least 50 percent of those garages and carports shall be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports.* Where detached garages are used, they shall be faced with the same mix and percentage of materials as the primary building(s). **Please show how this standard is met and add to the data table with your next submittal.**

### **4. Architectural and Urban Design Comments**

4A. Provide square footage for the required on-site open space.

4B. This trash receptacle may not be large enough to service all of the units. Will there be internal trash collection? Please explain within the LOI with your next submittal.

4C. Provide building lengths and height with the next submittal elevation sheets.

4D. Per code, Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. Please review Table 4.8-3 for articulation methods.

4E. Per code section 146-4.8.5.c: Each primary structure or portion of a primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Please provide a more pronounced base, middle, and cap on all elevation facades with the next submittal.

4F. **Sheet 8:** Provide some type of architectural detail to break up this brick face. All elevations.

4G. Provide a percentage of material coverage for each elevation, not just for the total.

4H. Replicate how this entry is defined for all building entrances on all elevations.

4I. **Sheet 9:** Please refer to prior comments regarding the need for improved vertical and horizontal articulation.

4J. Provide a “reveal” line or change in material, texture, patterning or color (min. 24 in. from top) All elevation faces.

4K. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade. Modify on all elevations.

4L. Will there be rooftop mechanicals? Visible? Or ground mounted? Please show it with the next submittal. Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes, and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure.

### **5. Signage & Lighting Comments**

5A. Show monument sign location, setbacks, and elevations with the next submittal.

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

#### **6A. Sheet 1**

Only do single numbers. 1, 2, 3 etc. for the sheet numbering. Do not do one of X, two of X. etc.

#### **6B. Sheet 8**

Update the landscape tables per the comments provided.

Turn the survey information off.

The Key Notes font is too small.

The font for the Plant Schedule is too small.

Remove the identified information from the Keynotes.

For the Building Perimeter Landscape Table, the calculations and provided plant material can be left or the calculations revised as the calculations are not per side, but per building.



Move any identified dimensions to make them more visible and add the required buffer call out where indicated.

The property line should be a long dash and two short dashes. A traditional property line type designation.

6C. **Sheet 9**

These smaller sod areas are considered aesthetic and non-functional and therefore are not permitted in accordance with the city's non-functional turf ordinance.

**7. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

7A. 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**

**8. Civil Engineering** (Moustapha Agrigan / 303-739-7455 / [MAgrigan@auroragov.org](mailto:MAgrigan@auroragov.org) / Comments in green)

8A. **Cover Sheet:** Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

8B. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

8C. **Site Plan:** Provide typical sections for proposed public and private streets.

(16th Avenue)

Label public or private. Label street classification. Label sidewalk width

(5.5' is required)

Provide a required 52' property line radius.

Dimensioned the streetlights easement The plat is missing streetlights easement.

Is this the proposed property line?

Gas easement width shall be consistent in rapport with the new and proposed property line.

Please provide a curb return per COA Roadway Design Manual section 4.02.4

Use 15' radius per table 4.04.5.02

Advisory note: Please contact Denver Water and or Highline Canal conservancy for the review of this sidewalk.

8D. **Grading Sheets:** Provide a directional curb ramps with appropriate receiving ramps.

Advisory note: Refer to 2023 COA Roadway Design Manual Standard Detail S7.8 Commercial/Industrial Driveway Curb Return for a directional ramps.

4% max. is required when sloping down to public street.

Provide the longitudinal roadway slope when sloping up or down the public street. (4% max. is required when sloping down)

Provide slope in road centerline. Provide maximum roadway slopes.

Please remove spot elevations. Spot elevations are required at the civil plan stage.

Defined pavement material type.

Where is the accessible path from this stall?



Please add the following note: "Proposed street light locations (on ROW) are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

**9. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [DJKaiser@Auroragov.org](mailto:DJKaiser@Auroragov.org) / Comments in orange)

- 9A. **Cover Sheet:** Not required, Note 19 below covers this.
- 9B. **Site Plan:** Provide and identify STOP sign.
- 9C. Provide call-outs for all pavement marking types.
- 9D. HC space is covered, correct?
- 9E. What are the widths of these garage doors? Please provide indication of door location on this plan.
- 9F. See additional minor redline comments.

**10. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [SKirchn@Auroragov.org](mailto:SKirchn@Auroragov.org) / Comments in blue)

**10A. Site Plan Comments**

**Sheet 1**

Add these notes to Site Plan Notes.

Replace note 4 with this note.

Replace note 9 with this note.

Replace note 18 with this note.

Add this note and insert the word INFLUENCE between the words EXCEEDING and UNDER.

At least one of each type of parking space (surface, garage, covered) must be provided as accessible.

**10B. Sheet 2**

Accessible route must connect to accessible parking spaces.

Provide detail of trash enclosure with fully-open doors. If doors encroach into fire lane easement, provide details of self-closing hinges.

Accessible route must connect to trash enclosure. Provide crosswalk and ramp.

Please provide and show wheel stops in all accessible parking spaces.

Add fire lane sign here.

Angle all fire lane signs per note provided.

Identify each fire lane sign by arrow direction: Left, Right, or Both.

Identify fire riser room and door.

A fire lane easement is required in the blue shaded area. A 26' fire lane easement requires a 26' inside turning radius and a 52' outside turning radius.

Identify existing hydrant in this area.

Change label to Public Access and Fire Lane Easement

Change label to Flush-mount FDC with Approved Knox Caps.

Relocate this hydrant to west side of easement.

Relocate this hydrant to east side of easement.

Relocate fire lane sign to west side of easement.

Provide fire lane signs in fire lane easement.

**10C. Sheet 3**

Replace this detail with the one above.

Add these signs to detail sheet.

**10D. Sheet 5**

Please show and label the fire lane easement and the accessible route on the grading sheets. See notes on sheet 2.



10E. **Sheet 6**

Show connection to existing water system.

Show connection to existing water system.

Label existing hydrant.

See notes on Sheet 2 regarding hydrant placement.

10F. **Sheet 8**

Change label to Public Access and Fire Lane Easement

10G. **Sheet 9**

Show and label fire lane easement.

Show and label all fire hydrants.

Show FDC on this sheet. Provide clearance space required.

Show and label all fire services features (FDC, riser room, Knox box) on landscape plans.

10H. **Sheet 11**

Identify fire service features on all appropriate sheets.

10I. **Sheet 14**

Is this Knox box for the leasing office? See notes provided for mounting requirements.

10J. **Sheet 16**

Show and label fire lane easements and accessible routes on photometric sheet.

10K. **Plat Comments**

10L. **Sheet 3**

See notes on Sheet 2 of Site Plan regarding fire lane easement in this area.

Change label to Public Access and Fire Lane Easement. TYP

**11. Aurora Water** (Jenny Wynn / 734-258-6523 / [JWynn@Auroragov.org](mailto:JWynn@Auroragov.org) / Comments in red)

11A. This site plan can not be approved until the Preliminary Drainage Report is approved.

11B. Please format key so it is easier to understand which label goes with which number, specifically numbers 4, 5, 6, and 7.

11C. We do not allow size-on-size wet taps, please revise to be a cut-in tee connection.

11D. Minimum length for fire hydrant laterals is 5ft, and hydrant must be at least 3.5ft from curb. Please dedicate separate easement for hydrant.

11E. Please include sizes of proposed utility easements on this page.

11F. This easement line is not represented on proposed plat pages.

11G. 3" meter vaults must be 18ft wide and 5ft behind meter. See AW Spec 5.04 for more info.

11H. Water mains should be 5ft from curb and gutters, see AW Spec 5.04 for more info.

11I. We do not allow size-on-size wet taps, please revise to be a cut-in tee connection.

11J. Please label this utility. This manhole should be public.

11K. Please clarify that private storm is to be owned and maintained by the property owner.

11L. Please call out public storm manholes as 6ft MHs, per AW spec. Please call out as 4ft MH connection.

11M. Advisory Notice: Fire sprinkler system may be required. Fireline should be outside of any public easement.

11N. No trees within a utility easement or within 8ft of the utility.

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

14A. The adjacent property located to the west has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

Aurora Forestry cannot approve plan until tree mitigation has been paid and a certified letter has been sent to the adjacent property. Please contact Aurora Forestry if you would like a sample letter.

**13. PROS** (Abigail Scheuerman / 303-739-7169 / [Ahscheue@auroragov.org](mailto:Ahscheue@auroragov.org) / Comments in mauve)



13A. Updated PROS Requirements – Your response to the pre-app comments states that your project is intended to be affordable housing. Although there was no reference to a potential partnership with the Aurora Housing Authority (AHA), your project would be exempt from PROS-related requirements if you demonstrate a business relationship with AHA. *If no documentation is provided, the land dedication/cash-in-lieu and park development fee requirements will apply:*

Land Dedication – The total land dedication requirement of 1.34 acre shall be satisfied by a cash-in-lieu payment. Being infill development, a current value of \$64,000 per acre can be applied for a total payment of \$85,760 due prior to plat recordation.

Park Development Fees – A \$2,098.46 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year, and the total paid would be \$272,799.80.

13B. Contact the High Line Canal Conservancy in order to execute a license agreement for the trail connection. Please confirm contact has been made with your next submittal.

13C. The Developer will be responsible for maintenance of the trail connection. Please add language to site plan to reflect this responsibility.

**14. Land Development Services** (Roger Nelson / 720-587-2657 / [RNelson@auroragov.org](mailto:RNelson@auroragov.org) / Comments in magenta)

14A. Advisory Comment-Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

14B. Advisory Comment-Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

14C. Advisory Comment-Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

14D. Send in the closure sheet for the description.

14E. Send in the State Monument Records for the aliquot corners used in the plat.

14F. **Cover Sheet:** Description must match plat. (Lot 1 Block 1, Highline Village Filing No. 4)

14G. Sheet 2: B&D must match plat. Bearing must match plat. Description must match plat. ROW "varies" according to plat.

14H. Light overhanging into fire lane easement may require a license agreement.

**15. Revenue: Aurora Water / Taps Office** / Melody Oestmann – [moestman@auroragov.org](mailto:moestman@auroragov.org) /

15A. Storm Drain Development Fee Due: 3.726 acres x \$1,242 = **\$4,627.69**.

**16. Public Service of CO/Right of Way Permits/Donna George/donna.l.george@xcelenergy.com/303-571-3306**

16A. Letter attached. Respond to the comments in the response letter.

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

17A. **Comment:** In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 130 proposed apartment units is .4254 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan and plat approval.



**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

April 4, 2024

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

Attn: Liz Fuselier

**Re: Highline Canal Apartments, Case # DA-2381-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plan for **Highline Canal Apartments** and requests a 10-foot-wide utility easement abutting East 16<sup>th</sup> Avenue. PSCo also requests 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.*

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.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. transformer) – be sure to have the Designer contact 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.

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)