

June 25, 2024

City of Aurora Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
(303) 739-7217  
Attn: Liz Fuselier, Planner II

**Re: Second Submission Review Comment Response Letter – Highline Canal  
Apartments – Site Plan and Replat  
Application Number: DA-2381-00  
Case Numbers: 2024-4011-00, 2024-3012-00**

Liz,

Thank you for the review of the second submission review submittal for the above-referenced project. Below you will find written responses to the comments in the original letter as well as referral comments. Responses to the Redline Comments are provided directly on the attached Redline plans.

## **PLANNING DEPARTMENT COMMENTS**

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

IA. The following comments have been received from external agencies, adjacent property owners and HOA's. Thank you for the response to the comments. Were these responses related to the adjacent property owners? Was there direct communication with the adjacent property owners? If not, please contact the property owners and clarify in the LOI. – *See the Letter of Introduction for responses to city in regards to the neighbor comments. No there was no direct response or communication with adjacent property owners. Direct responses will be sent and city Planning will be copied.*

IB. Name: Steve Loeffler – *Noted, did not attend the neighborhood meeting. Appears no response necessary.*

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.

IC. Name: Sherry Anderson – *Noted, did not attend the neighborhood meeting. A direct response will be provided.*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: [sherryanderson39@gmail.com](mailto:sherryanderson39@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?

ID. Name: Jennifer Strotman – *Noted, did not attend the neighborhood meeting. A direct response will be provided.*

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 stop 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).

IE. Name: Sherry Anderson – *Noted, did not attend the neighborhood meeting. A direct response will be provided.*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryanderson39@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?

IF. 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.** – *A neighborhood meeting was held on May 1, 2024. One adjacent owner attended and had minimal comments or concerns. Concerns related to unhoused people and the affect of a privacy fence between this development and the existing industrial to the west, and additional traffic on 17<sup>th</sup> Ave as it related to a private access easement between him and the Highline Canal Apartments owner/developer group. We will be following up with him following the 2<sup>nd</sup> round of review to finalize the easement to 17<sup>th</sup> Ave. and discuss any other concerns along the west property.*

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

2A. Please turn off all AutoCAD references with the next submittal. – *I believe this is reference to the plot stamps along the left edge of the sheets? These have been removed. Also noted on lighting sheets was request to remove copyrights from lighting cut sheets. We have done this but multiple folks involved have questioned if it is legal to remove these since they are protected under copyright law. Staff should have city legal team review for legal compliance.*

*I believe this is reference to the plot stamps along the left edge of the sheets? These have been removed.*

2B. Provide unit deck perimeters/dimensions to data block as well as materials. Provide an elevation with next submittal. – *Typical balcony dimensions are shown in the keynote legend. Elevations have been added to sheet 16.*

## **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 sidewalks or without sidewalks, 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). – *Provided. Garages are attached, carports are not. Garages faced with same mix of materials as building.*

3B. Please confirm the number of garages that are attached per code requirements. Show in data table. – *Garages were shown in data table (30) on previous submittal. Verbiage added to table to clarify garages are attached, and carports are detached.*

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

4A. Provide square footage for the required on-site open space. Add to data block. – *Repeat comment. This was included in 2<sup>nd</sup> submittal in Site Data Chart on Cover Sheet. Included with this submittal.*

4B. Provide building lengths and height with the next submittal. Add to data block. – *Provided.*

4C. 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. (Second Request) – *There will be a handful of ground units, screening as shown on this elevation. Wood soffits will be incorporated at all entry canopies, so the wood material does exist elsewhere on the project.*

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

5A. Show wall sign location and elevations with the next submittal. – *1<sup>st</sup> request for wall signage. Previous was for monument sign. Locations and dimensions are shown on revised elevations for the south and west facade.*

#### **6. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) 6A. **Sheet 9**

- Repeat comment: The property line should be a long dash and two short dashes. A traditional property line type designation. – *Revised however unclear why all other sheets require solid line except for landscape plans?*
- Even though the Building Perimeter Landscape table was consolidated, the required plant material needs to be listed. Five percent trees required/provided, 15% tall shrubs required/provided and 80% other shrubs required/provided – *Revised and provided.*
- Update the plant size for the Serviceberry as found in the plant schedule. – *Revised.*

#### **7. Addressing** (Phil Turner / (303) 739-7357/ pcturner@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 is 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. – *Noted. Barring any further site plan changes on next review a CAD file will be provided for addressing.*

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

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

- 8A. Provide sidewalk and curb ramp along the property line. – *Previously discussed on phone call with engineer regarding sidewalk to nowhere. No response. A sidewalk has been added however will terminate where no sidewalk exists and will cause confusion for pedestrians in the future.*
- 8B. Repeat Comment: Provide street name, ROW width, mentioned private or public, provide street classification. – *Provided.*
- 8C. Sheet 6: Is there an entrance? If yes, please show the entrance. Is the sidewalk accessible from the parking lot? – *Space relocated.*
- 8D. Sheet 17: Please remove from the site plan. It will be reviewed at the civil plan stage. – *Removed.*
- 8E. Sheet 19: Please remove all copyright notes (TYP.) – *Removed however I would seek legal advice as to the legality of removing product copyrights that are protected by copyright laws.*

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

- 9A. Sheet 2: Provide 8' wide crosswalk, and provide call-out. Provide STOP sign here. Provide W11-2 & W16-7P sign assembly here. Incorrect sheet reference, fix. – *Revised and signage called out with detail reference.*
- 9B. Sheet 3: Provide minimum 8' wide crosswalk striping. – *Discussed via email. Min width is 4' and plans reflect 5'. Grades are limitation in this particular area to providing 8' width. 8' width provided elsewhere.*  
Provide a call-out for 4" WHITE PARKING  
STALL MARKING (TYP). – *Revised.*  
Provide call-out for handicapped area parking. – *HC symbols and signage shown here. Seems redundant to add another note however one had been added.*  
Call out proposed striping. – *Revised.*  
Provide 8' wide crosswalk. – *Discussed via email.*  
Provide sheet reference for match line. – *Revised.*  
Paving hatch is covering call-outs here, revise. Fix text and hatch strict. Provide property line radius at the cul-de-sac. – *Revised.*  
Minimum fire lane radii is 26 feet. – *see radii provided on Site Plan. Radius is there just not the curb edge. Changing the curb edge will result in significant re-design of leasing office space and building as well as create challenges with meeting minimum fire access grade limits.*  
Provide sidewalk and curb ramp along the property line/ along the development limits. – *Revised.*
- 9C. Sheet 5: This is SHEET 5, provide correct reference. – *Revised.*

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

### **10A. Site Plan Comments**

- Sheet 2 Identify arrow direction on fire lane sign. – *Revised.*
- Sheet 3 Extend accessible route to the furthest point in the access aisles. – *Revised.*
- Show accessible route crossing to trash enclosure. – *Revised.*
- Accessible route must connect to building entrance. – *Revised.*
- Anywhere accessible goes into a drive aisle there must be a crosswalk. – *Noted.*
- Identify this sign. – *Revised.*
- Add fire lane sign here. – *Revised.*
- Inside turning radius must be a minimum of 26'. – *see radii provided on Site Plan. Radius is there just not along the curb edge. This has been verified with turning study. Changing the curb edge will result in significant re-design of leasing office space and building as well as create challenges with meeting minimum fire access grade limits.*
- Sheet 5** Provide grade percentages in accessible routes on all grading sheets. – *This is shown as accessible route. Grades typically part of civil plan review however we have provided.*

Sheet 7 Repeat request to relocate hydrants to opposite side of drive aisles. – *Repeat response, Due to shallow utilities in street, utilities on site are shallow and utility crossings on site are very challenging therefore hydrants are located where they are.*

Sheet 9 Use correct symbol for fire hydrant. –*Symbol did not print. Revised*

Sheet 14 FDC should be to the right of FRR door. –*FDC location adjusted in elevations.*

Sheet 15 This Knox box location is not consistent with the location shown on other site plan sheets. Please correct. –*Revised*

Sheet 17 Show and label the paths of exit discharge on photometric sheet. See notes below. –*Revised*

Sheet 18 Relocate all light poles shown encroaching into or over a dedicated fire lane easement. –*Light poles are shown graphically, they are not actually 6' wide.... Graphics revised to show outside of easement.*

For document consistency, please correct the fire lane easement lines around the four corners. –*Revised*

#### 10B. Plat Comments

Sheet 4 A 26' fire lane easement requires a 26' inside turning radius –*see radii provided on Site Plan. Radius is there just not along the curb edge. This has been verified with turning study. Changing the curb edge will result in significant re-design of leasing office space and building as well as create challenges with meeting minimum fire access grade limits.*

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

11A. This site plan cannot be approved until the Preliminary Drainage Report is approved. –*Noted*

11B. The knock box with fireline must be shown on this page with connection to the water main. –*Updated to show both.*

11C. Please call out easement size and water meter size. –*Revised*

11D. Repeat Comment: Water mains should be 5ft from curb and gutters, see AW Spec 5.04 for more info. –*Revised*

11E. Sheet 9: Is it possible to move this tree out of the easement? –*Revised*

12. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

12A. 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. – *A sample letter was received. A letter will be sent to the adjacent owner once we are closer to plan approval.*

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. – *Noted. Tree mitigation payment will be paid prior to final mylars.*

13. PROS (Abigail Scheuerman / 303-739-7169 / Ahscheue@auroragov.org / Comments in mauve)

13A. Approved. – *Thank you.*

14. Land Development Services (Roger Nelson / 720-587-2657 / 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.) – *Noted.*

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.) – *Noted. Will be provided when we are at final submittal.*

I4C. 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-daytime limit. Please check these items before sending the plat in for recording. – *Noted.*

I4D. Send in the State Monument Records for the aliquot corners used in the plat.

I4E. Plat Cover Sheet: Remove Clerk & Recorder information from the upper left-hand corner as Adams County Stamps this information on the plat (all sheets). – *Revised*

Revise the Land Description to remove “A replat of” – *Revised*

Revise vicinity map to show ½ mile each direction from the site exterior, label all publicly dedicated roads, and label the respective counties. – *Revised*

Add note for Trail easement. – *Revised.*

Remove the title block that runs along the whole right side and reduce this to the lower right-hand corner (all sheets). – *Revised.*

I4F. Sheet 2: This sheet is not required as the plat should show the easement and land status at the time of recording. – *Revised.*

I4G. Sheet 3: Fully describe the monuments. – *Revised.*

Show second tie out B&D per COA 2023 Subdivision Plat Checklist Item #13.d.(6). – *Revised.*

Add ROW dedication language per COA 2023 Subdivision Plat Checklist Item #18. – *Revised.*

Remove reference to “pocket” and clarify if these easements are for water & utility or just for water.

I4H. Site Plan

Sheet 2: Add recording information for 17th Avenue ROW. Advisory comment: All easements and labels must match the plat and plat must match the site plan. – *Revised.*

Sheet 3: Label road name, ROW width, & ROW recording information. Show ROW to be dedicated. – *No ROW is being dedicated.*

**I5. Public Service of CO/Right of Way Permits /** Donna George/donna.l.george@xcelenergy.com  
/303-571-3306

I5A. Letter attached. Respond to the comments in the response letter. – *Note added to plat.*

Should you have any further questions during the next review, please do not hesitate to contact me either by phone or email.

Sincerely,



Jon Spencer

[jspencer@f-w.com](mailto:jspencer@f-w.com)

720.743.2349