

Planning Division  
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February 25, 2021

Mark Witkiewicz  
Westside Investment Partners  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Initial Submission Review – Aurora Crossroads – Master Plan Amendment**  
Application Number: **DA-2231-02**  
Case Numbers: **2020-7002-01**

Dear Mr. Witkiewicz:

Thank you for your initial submission, which we started to process on Monday, January 25, 2021. 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 Monday, March 15, 2021.

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.

Your estimated Planning Commission hearing date is still set for Wednesday, April 28, 2021. 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) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Allison Wenlund, Norris Design 1101 Bannock St, Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2231-02rev1



## *Initial Submission Review*

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

- Please contact CDOT and provide a letter of compliance with CDOT outdoor advertising standards, if applicable.
- Please include the Monument Sign Sections exhibit that was previously provided to staff with the next submittal.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Attempts were made by Richard Radar to upload comments which were unsuccessful. I have contacted him and asked him to email comments which I will forward to you under separate cover.

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

- 2A. Please address the approval criteria for an adjustment in your introduction letter. The criteria may be found in Section 146-5.4.4.D.3 of the UDO.

#### **3. Zoning and Land Use Comments**

- 3A. We will need to discuss further the approach to reflecting the signs on a Site Plan. The sign that is proposed adjacent to I-70 will likely not be part of a Site Plan unless it is included with the main street commercial site plan. Real Property needs to ascertain that the sign will not be located on any utility or other easement.
- 3B. The sign study illustrates a mocked-up overpass. If that is the future planned design, please state.

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

- 4A. Since these are being considered for an adjustment there will be an expectation regarding design. The signs will have to approved with a specific design, and the illustration should be included in this section. There is no need to include text, but the area for the text should be indicated as well as materials illustrated and a material exhibit included as well.

#### **5. Signage Issues**

- 5A. Please consult with Jacquelyn Jobe at CDOT regarding outdoor advertising rules. Please provide a letter from Jacquelyn with the next submittal regarding the proposed sign's compliance with CDOT outdoor advertising rules. She may be contacted at (303) 512-4272 or [Jacquelyn.jobe@state.co.us](mailto:Jacquelyn.jobe@state.co.us).
- 5B. Although not required, it may be helpful for the Planning Commission to understand the future context. You may consider providing an exhibit illustrating the massing and height of the proposed buildings to show that the will not have as large of a visual impact at buildout.

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

- 6A. No comments.

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

#### **7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 7A. Ensure the sign placement meets AASHTO clear zone requirements.

#### **8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 8A. Verify that the location adjacent to I-70 is acceptable with CDOT or outside of their influence area.

#### **9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 9A. No comments.



**10. Aurora Water** (Ryan Tigera / (303) 326-8867/ [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

10A. Show utility easement on western boundary of property.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

11A. If the proposed sign gets put in an easement or right-of-way, then it will have to be covered by a License Agreement. Show these proposed signs on the Site Plan, showing their locations and the relationship to any easements or right-of-way.

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

12A. Please see attached letter.

**13. Adams County Community & Economic Development** (Layla Bajelan / [lbajelan@adcogov.org](mailto:lbajelan@adcogov.org))

13A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



**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

February 12, 2021

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

Attn: Heather Lamboy

**Re: Aurora Crossroads Master Plan Amendment, Case # DA-2021-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan amendment for signage at **Aurora Crossroads**. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities in the areas of the proposed signs. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Should the project require any new electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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