



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

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January 5, 2024

Curtis Bish  
City of Aurora  
15151 E Alameda Pkwy  
Aurora, CO 80012

**Re: Second Submission Review – Colorado Freedom Memorial Visitors Center – Conditional Use and Advisory Site Plan**  
Application Number: **DA-2365-00**  
Case Numbers: **2023-6036-00, DA-6036-01**

Dear Mr. Bish:

Thank you for your second submission, which we started to process on December 12, 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 the majority of comments have been resolved, you will not need to make another submission unless you would like further technical comments.

The Planning & Zoning Commission hearing for the required Conditional Use Permit has been completed and approved. As the commission has already been presented with the conceptual design and operations plan, no further presentation will be needed.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or via email at [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

**Stephen Gubud**

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Galloway and Company, Scott Brown  
Brit Vigil, ODA  
Filed: K:\SDA\2300-2399\2365-00rev2



## *Initial Submission Review*

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

- Landscaping requirements.
- Easement and license agreement issues.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No community comments or additional external referral comments have been received at this time.

#### **2. Conditional Use Comments**

3A. Conditional use approval was granted by the Planning and Zoning Commission at the 9/27/2023 hearing date. This being the case, no further presentation to the commission will be necessary at this time.

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

##### *SP Sheet 7*

- 3A. Required plant sizes are missing. It appears as if the text has been cut off.
- 3B. Per the UDO, a crusher fine is not a permissible mulch treatment.
- 3C. The font in this table is too small and is not very legible. Font size and type should match the Plant Schedule.

##### *SP Sheet 8*

- 3D. Where are the plant labels for all of these shrubs?
- 3E. The plant schedule that was on this sheet previously included symbols and callouts for the various hatches. Provide a legend with the plant symbols i.e. trees, shrubs, seeds, and mulch. Include symbology for existing trees and proposed trees. Add edger to this legend as well. The comment responses to the previous comments indicated that the edger had been added to the legend, yet the legend on the previous page does not include the edger nor is there a legend on this sheet.
- 3F. Please provide call-outs for the plants and trees on this sheet.
- 3G. Plant material to remain should be lighter in color and all proposed plant material should be darker. The trees in particular all read the same.
- 3H. Tree call-out missing. Add six shrubs per the UDO requirements. Parking lot islands are not permitted to be all rock.
- 3I. The parking lot island plant material can be accented with perennials, but the islands are required to have shrubs. If ornamental grasses are used, they should be limited to no more than 30% of the required shrub total. While grasses are permitted, if specified at one-gallon size, they shall be provided at a ratio of three one-gallon to one five-gallon required shrub.
- 3J. Label the building.
- 3K. For aesthetics, use the same tree species in these parking lot islands.
- 3L. Are these existing? No tree call-outs.
- 3M. The City acknowledges the applicants' response to this previous comment, but building perimeter landscaping is required per the UDO and is required to be documented in a table. An adjustment should be requested otherwise. Provide a building perimeter landscape table and document compliance with the building perimeter landscape requirements. One tree or tree equivalent per 40 lf of building length. It is per building side and not cumulative. It applies to those sides of the building with a patron door or where the building faces a street.

#### **4. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 4A. 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

### **5. Civil Engineering** (Cristpher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

5A. No further comments at this time.

### **6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

*SP Sheet 3*

6A. REPEAT comment, call-out existing STOP sign.

*Traffic Letter Sheet 1*

6B. Updated traffic memo acceptable

### **7. Fire / Life Safety** (Richard Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*SP Sheet 3*

7A. Show the 150-foot hose reaching all portions of the first level of the building. The hose reach would begin from the fire access easement, extend around the building, and meet from two directions.

7B. Where the fire apparatus is intended to drive down a dead-end drive aisle, a fire apparatus turn-around must be provided on this side of the building.

*SP Sheet 4*

7C. Handicap Parking Signs must not be placed on the sidewalk. If they cannot reasonably be placed at the back of the sidewalk, we would prefer they be placed in the gutter pan with a bollard-type sign as depicted in Detail #1.

*SP Sheet 5*

7D. Show all fire lane easements by dedication along all portions of the drive aisle.

### **8. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*SP Sheet 6*

8A. Show the existing water main continuing north on this plan view.

8B. Relocate the water meter outside the PSCO easement to avoid utility conflicts. Dedicate a pocket water easement for the meter as necessary.

8C. Per the new direction to avoid confusion with dry utilities, revise to "Water Corridor."

8D. Provide these notes:

- 1) Water service lines are public up through the meter and are private downstream of the meter.
- 2) All sanitary service connections are private.

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

*SP Sheet 9*

9A. Please show a tree mitigation chart and identify how it will be achieved. Mitigation totals are provided within the comments section of this review. If trees are planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 93", but only 23" would be required for planting back onto the site. The mitigation value is \$1,920.00.



<b>10.SPECIES</b>	<b>DIAMETER</b>	<b>MITIGATION VALUE</b>	<b>COMMENTS</b>	<b>MITIGATION INCHES</b>
Swamp White Oak	2	\$0.00	No Mitigation <4" in diameter	0
Lanceleaf Cottonwood	4	\$98.52		2
Burr Oak	3	\$0.00	No Mitigation <4" in diameter	0
Lanceleaf Cottonwood	4	\$98.52		2
no tree	0	\$0.00		0
Lanceleaf Cottonwood	3	\$0.00	No Mitigation <4" in diameter	0
Blue Spruce	2	\$0.00	No Mitigation <4" in diameter	0
American Linden	3	\$0.00	No Mitigation <4" in diameter	0
American Linden	4	\$235.46		2
Chinkapin Oak	1	\$0.00	No Mitigation <4" in diameter	0
American Linden	2	\$0.00	No Mitigation <4" in diameter	0
Blue Spruce	4	\$61.04		1
Blue Spruce	5	\$286.93		3
Austrian Pine	4	\$155.97		2
Austrian Pine	3	\$0.00	No Mitigation <4" in diameter	0
Blue Spruce	2	\$0.00	No Mitigation <4" in diameter	0
Austrian Pine	4	\$103.98		2
Lanceleaf Cottonwood	4	\$147.79		2
Accolade Elm	3	\$0.00	No Mitigation <4" in diameter	0
no tree	0	\$0.00		0
no tree	0	\$0.00		0
Austrian Pine	2	\$0.00	No Mitigation <4" in diameter	0
American Linden	4	\$235.46		2
American Linden	4	\$235.46		2
American Linden	3	\$0.00	No Mitigation <4" in diameter	0
Burr Oak	3	\$0.00	No Mitigation <4" in diameter	0
dead	0	\$0.00		0
no tree	0	\$0.00		0
Burr Oak	3	\$0.00	No Mitigation <4" in diameter	0



American Linden	2	\$0.00	No Mitigation <4" in diameter	0
American Linden	2	\$0.00	No Mitigation <4" in diameter	0
American Linden	2	\$0.00	No Mitigation <4" in diameter	0
Burr Oak	3	\$0.00	No Mitigation <4" in diameter	0
Hackberry	2	\$0.00	No Mitigation <4" in diameter	0
Burr Oak	2	\$0.00	No Mitigation <4" in diameter	0
Burr Oak	4	\$262.98		2
	<b>93</b>	<b>\$1,922.11</b>		<b>23</b>

NOTE: Mitigation values are based on the International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

11A. GENERAL PROS COMMENT:

PROS does not have any comments but acknowledges that it will coordinate with other departments to address their redlines in conjunction with the Colorado Freedom Memorial Foundation.

**12. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*SP Sheet 1*

12A. Edit note 7 to say "use" rather than "used."

*SP Sheets 2 & 3*

12B. There are some Easement issues and some License Agreement issues. Go to this link for the Real Property web page links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>.