



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

June 13, 2025

Jack Mortenson
Mortenson Company
3083 Walnut St Ste 300
Denver, Co 80205

Re: Second Submission Review: High Point - Catawba and 63rd Parking Lot Site Plan – Site Plan and Replat
Application Number: DA-2233-09
Case Numbers: 2025-6013-00; 2025-3016-00

Dear Jack Mortenson:

Thank you for your submission, which we started to process on May 27, 2025. 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 referral agencies.

The Administrative Decision (AD) is tentatively scheduled for June 25, 2025; however, I would like resolution on including a portion of E. 61st Avenue with this site plan no later than June 18. We may also need revised plans to go with the AD. Please remember that all abutter notices must be sent, and the site notification posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

A technical correction submittal will be required following the decision to address all outstanding redline comments. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy, DEN Planning + Real Estate Comments

cc: Samantha Pollmiller - Norris Design 1101 Bannock Street Denver, CO 80204
Lorianne Thennes, ODA
Filed: K:\\$DA\2233-09rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a portion of E. 61st in the Site Plan (Planning)
- Add street frontage buffer tables for E. 61st and E. 63rd Avenues, revise fence symbol (Landscape)
- Verify fire lane easement locations, revise notes (Fire/Life Safety)
- Revise emergency access curb cut, provide ramps, address repeat comments (Engineering)
- Confirm existing vs. proposed utilities (Water)
- Revise legal description, provide a Statement of Authority, add reception numbers (Land Development Services)
- Meet spacing requirement for emergency exit (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use

- 1A. The original approval for private E. 61st Avenue was included in the Building 4 Site Plan. Although the access easement is dedicated and the road has been constructed, the actual layout is no longer included in a site plan. A portion of the road needs to be included to accommodate the emergency access. Please consult Engineering, Traffic and Land Development Services to work through the appropriate solution.

2.Completeness and Clarity of the Application

Letter of Introduction

- 2A. Per the comments above, revise the letter to be consistent with the resolution.

Site Plan

- 2B. Verify what area is included in the Site Plan and update the Site Data.
- 2C. Include a note that Catawba Street is included in the High Point-Hyde Industrial Phase 1 Site Plan, CN 2020-6059-00.
- 2D. There are some easement lines that are not labeled. Ensure all existing easements that will remain are labeled. If an existing easement will be vacated, please add a note.
- 2E. Add reference to all adjacent subdivisions, lots, blocks, etc.
- 2F. Add references to approved adjacent Site Plan titles and case numbers to the overall and detailed site plan and landscape plan sheets.
- 2G. Include an elevation of the guard structure. Although a small structure, our expectation is it meets the building standards in Section 146-4.8.
- 2H. Include a detail for the existing retaining wall.
- 2I. Show all gate locations and include the direction of the swing(s). If a man-gate is proposed, please include a detail.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Site Plan

- 3A. Include a street buffer for E. 61st and E. 63rd Avenues. The required width is 10' but can be reduced per incentives in Table 4.7-2. Provide 1 tree and 10 shrubs per 40 linear feet.
- 3B. Please change the symbol for the proposed fence. It is very difficult to see within the landscape areas.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan

Sheet 1

- 4A. New comment based on new information: Per section 4.A.7 of the roadway manual, a flared curb cut is not allowed for commercial/industrial driveways. A curb return with ADA compliant curb ramps is required if the southern entrance is allowed per intersection spacing standards by the traffic group. This is an atypical design to enter into a cul de sac.
- 4B. A receiving ramp is necessary along the ADA route. Please also indicate where the ADA route takes the user from the guardhouse.
- 4C. Label E. 63rd Avenue as public or private.
- 4D. Provide ADA compliant curb ramps across the access drive noted on Sheet 3.
- 4E. Add the hexagonal number callouts to the legend on Sheet 4.
- 4F. Advisory comment relative to Note 6 on Sheet 3: Per the comment response, the applicant indicated that all the improvements are complete. Per the PIP, a 6-lane arterial is shown for E 64th Avenue, and the improvements for E 60th Avenue are required to the eastern boundary of PA-86. I believe for E 60th Avenue the public improvements shown end to the west of that boundary.
- 4G. Add the height of the existing wall and the EDN for the approved sidewalk noted on Sheet 7.
- 4H. Please remove any spot elevations from the site plan submittal. Only include slope arrows or contours with the site plan submittal. The spot elevation level of detail is appropriate to be included at the civil plan submittal level.
- 4I. Label the details on Sheet 23 as private.
- 4J. Repeat comments:
 - Add “and additional lights will be added as required” to CD Note 1.
 - Private streets shall be built to public street standards. For a local Type 1 street the section is typically an 8' landscape strip and 5.5' wide detached sidewalk, sidewalk easements and streetlights. Please revise on all sheets. Due to the improvements, we are asking that these private streets be improved to meet the current standards. If you are requesting a variance from this requirement, please send an email to khanagam@auroragov.org with necessary documentation/justification indicating why the variance should be granted.
 - Show any required sidewalk easements to accommodate the required sidewalk and curb ramps along the private streets.
 - Please add a callout indicating that existing curb ramps will be evaluated during civil plan submittal. The ramps at E. 61st Ave. should be oriented in the north-south travel direction.
 - Add the following notes to the photometric plans:
 - 1. Private streetlights will remain privately owned and maintained in perpetuity.
 - 2. Proposed public street lighting locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plans.

5. Traffic (Dean Kaiser / djkaiser@auroragov.org / comments in amber)

- 5A. The separation distance of the emergency access on E. 61st Avenue does not meet the spacing requirement. Traffic does not support the proposed access.

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

- 6A. Verify fire easement location for the area noted on Sheet 6.
- 6B. Update the fire lane easement notes per the redline comments.
- 6C. Provide a fire lane easement at the secondary point of access at the south end of the site.
- 6D. The maximum traverse slope in a fire lane easement is 4%.
- 6E. Show and label the fire lane easement as noted on all sheets.



Plat

6F. Remove the old fire lane easement.

7. Aurora Water (Ashley Duncan / 303-739-7490 / aduncan@auroragov.org / Comments in red)

Site Plan

- 7A. Please be advised, the site plan will not be approved by Aurora Water until the Preliminary Drainage Report/Letter has been approved.
- 7B. Are the storm lines shown on Sheet 5 new? If not, please show them in gray.
- 7C. Based on the civil plans EDN 223260, there is a sewer line running through the area identified on Sheet 10. Will sanitary line remain?

Plat

- 7D. There is no detail C, please correct. It looks like there's some coordination with submitting the water line easement separately, if this is correct, please make sure that the easement isn't being reviewed in two places.
- 7E. Ensure the water easements on the plat and site plan match.
- 7F. Is there going to be a new water line in the easement noted on Sheet 7? The site plan doesn't show any change to the water line in this area.

8. Land Development Services (Maurice Brooks / 303-739-7331 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 8A. Update legal description on the cover sheet.
- 8B. Add the standard note provided on Sheet 2.
- 8C. Label the easements as noted on the redlines.
- 8D. Verify whether parking spaces are permitted in the fire lane easement as noted on Sheet 6.

Plat

- 8E. Provide a Statement of Authority.
- 8F. Delete Note 9.
- 8G. Edit the legal description per the redline comments.
- 8H. At the time of recording the title commitment will have to be updated to reflect the 30-day requirement as identified within checklist.
- 8I. The proposed access easement noted on Sheet 4 does not align with the existing. Should there be an additional off-site easement to connect them?
- 8J. There is not "Detail C" provided on Sheet 8.
- 8K. Provide distances as noted on the redlines.
- 8L. Blanks for reception numbers must be filled in prior to final approval.
- 8M. Label easements as noted on the redlines.

9. Land Development Services Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 9A. Advisory comments: All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org.

10. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 10A. See attached comment letter.

11. DEN Planning + Real Estate (Camilla Soechtig / DENPlanningReferrals@flydenver.com)

- 11A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
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donna.l.george@xcelenergy.com

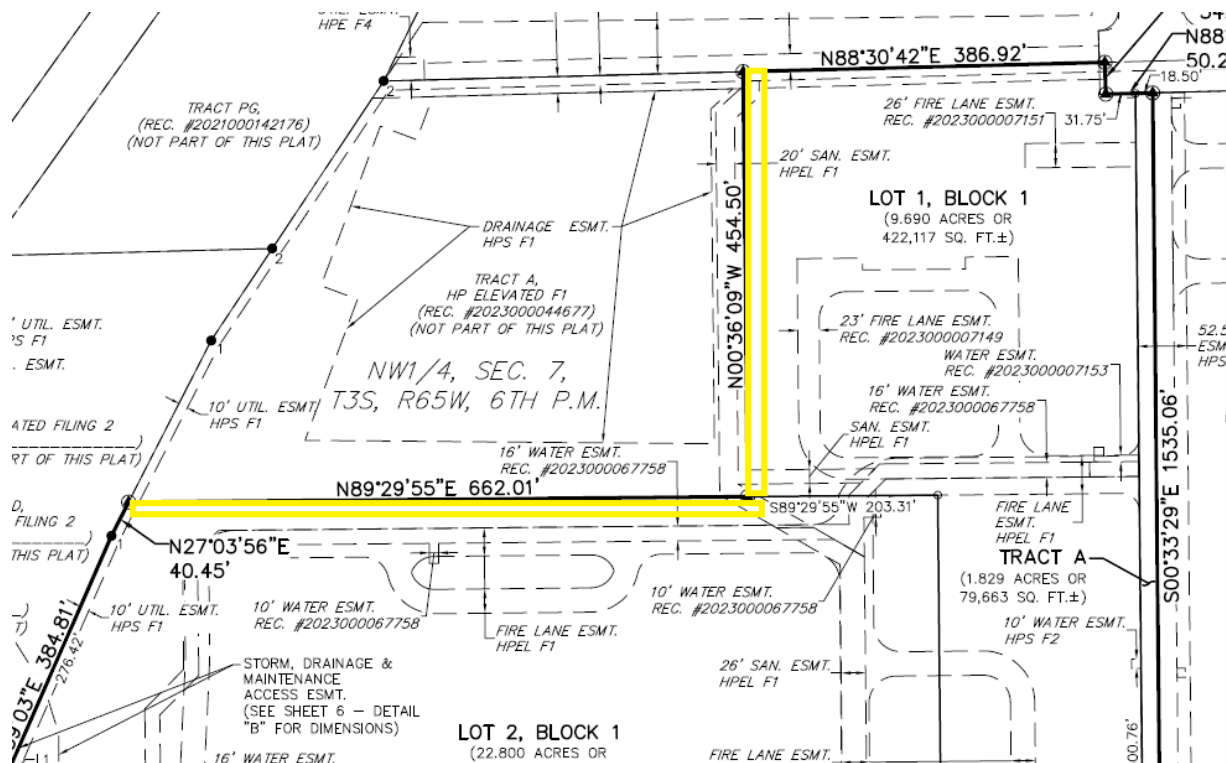
June 2, 2025

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

Attn: Debbie Bickmire

Re: High Point-Catawba and 63rd Parking Lot – 2nd referral, Case # DA-2233-09

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plan for **High Point-Catawba and 63rd Parking Lot** and has a conflict in that it is still requested that 10-foot-wide utility easements are dedicated on the plat in the areas indicated in yellow below:



For any new natural gas or electric service or modification to existing facilities, the application process must be completed via www.xcelenergy.com/InstallAndConnect.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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



MEMO

Date: June 9, 2025

To: City of Aurora

From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1882170 – High Point – Catawba and 63rd Parking Lot Site Plan – Site Plan & Replat

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within the **“10,000’ Critical Area for Wildlife-Attractant Separation Area”** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event. Please see attached document for full USDA comment.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



Project Review for High Point- Catawba-18821

Documents Reviewed –Site Plan and First Review Comments

The High Point- Catawba is within the Denver International Airport (DEN) 5-mile separation distance, as detailed in Federal Aviation Administration (FAA) Advisory Circular (AC) 150-5200-33C. It is 2.2 miles from the approach/departure corridors of runway 7/25, as well as other frequently used airspace. Additionally, the project boundaries are approximately property approximately 6.3 miles from Buckley Space Force Base and 6 miles from Colorado Air and Space Port property. Therefore, the project exists within a complex aeronautical environment near multiple airports, all of which are managed for wildlife hazards to aviation by the United States Department of Agriculture, Wildlife Services (WS). The site on which the project will be executed previously existed as agriculture and/or grazed land, providing little outstanding habitat attractants as compared to the surrounding area.

Multiple portions of AC 150-5200-33C apply to the project and should be considered by planners and developers to not introduce avian wildlife attractants to this critical airspace. The following items within planning documents would potentially attract wildlife and should be modified to prevent introducing hazards to aviation safety:

- **Landscaping:** WS recommends against the establishment of any landscaping or vegetation in the 5-mile separation buffer which may attract wildlife. Within the Site Plan are plans for vegetative landscaping on the site. While the introduction of vegetative landscaping is aesthetically pleasing, it will likely increase bird abundance to the area which previously existed as grazed/agricultural land. Page 16 lists plans to introduce 100 trees, 762 shrubs, and 46 ornamental grasses. The introduction of this amount of vegetation to the site would likely attract birds and mammals. If this recommendation cannot be adhered to, tree and shrub species should be significantly reduced and spaced as to prevent the establishment of a continuous canopy or dense cover. WS recommends against planting layered vegetation. Long-term plant growth should also be considered when spacing. Any introduced plants should be of species or cultivars which do not produce seed, fruit, or any other wildlife food attractant. Any grass species not currently listed in the DEN WHMP approved seed mixes is not recommended for use within the 5-mile separation buffer (see list below). The use of hardscaping such as large rocks, crushed stone, and other landscaping features which do not attract birds should replace plants to the greatest extent possible

For future landscaping, WS generally discourages introducing trees and shrubs into the 5-mile separation zone. If this recommendation cannot be adhered to, tree and shrub species should be significantly spaced as to prevent the establishment of a continuous canopy or dense cover. Long-term plant growth should also be considered when spacing. Introduced plants should also be of species or varieties which do not produce seed, fruit, or any other food attractant.

Reference FAA AC 150-5200-33C for guidelines on landscaping for projects within the 5-mile separation zone.

- **Detention Ponds, Wetlands, and other Water Sources:** WS recommends against the introduction of open water sources (lakes, ponds, etc..) within the 5-mile separation buffer zone. FAA AC 150-5200-33C states “Drinking water intake and treatment facilities, storm water and wastewater treatment facilities, associated retention and settling ponds, ponds built for recreational use, ponds and fountains for ornamental purposes, and ponds that result from mining activities often attract large numbers of

potentially hazardous wildlife. Where possible, airport operators should modify stormwater detention ponds to allow a maximum 48-hour detention period for the design storm”. Additionally, “Detention basins should remain totally dry between rainfalls”. WS recommends against the establishment of any body of water which does not completely drain within 48 hours. This project diverts runoff into an existing pond which should be re-evaluated to ensure it still meets this recommendation.

Should this or any future retention ponds not comply with the 48 hour drainage recommendation FAA Advisory Circular 150-5200-33C 2.3.1.3 states:

“When it is not possible to drain a large detention pond completely, airport operators may use physical barriers, such as bird balls, wire grids, pillows, or netting, to deter birds and other hazardous wildlife. When physical barriers are proposed, airport operators must evaluate their use, effectiveness and maintenance requirements. Airport operators must also ensure physical barriers will not adversely affect water rescue. Before installing any physical barriers over detention ponds on Part 139 airports, airport operators must get approval from the appropriate FAA Regional Airports Division Office.”

Reference FAA AC 150-5200-33C for guidelines on drainage for projects within the 5-mile separation zone.

Plans within the High Point- Catawba documents have the potential to increase wildlife abundance and strike risk in the project area and should be reconsidered within the 5-mile separation zone. While WS recognizes the importance of aesthetically pleasing landscaping and water features, aviation safety is paramount and should be prioritized within the FAA designated safety zones. Given the geographic orientation of the High Point- Catawba, WS recommends that landscaping and drainage plans be modified and specifically reference practices which will mitigate the potential to increase avian wildlife hazards near DEN.

Denver International Airport Approved Grass Species and Sample Submittal Documentation

Grasses for Aircraft Operating Area and Landside Use:

Dry/Upland Grasses

Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Pascopyrum smithii	Western Wheatgrass	Universal Upland	3.75	25.00
Agropyron cristatum	Crested Wheatgrass	Universal Upland	3.75	25.00
Buchloe dactyloides	Buffalograss	Universal Upland	3	20.00
Elymus trachycaulus	Slender Wheatgrass	Non-Saline Upland	2.25	15.00
Bouteloua gracilis	Blue Grama	Non-Saline Upland	1.5	10.00
Sporobolus airoides	Alkali Sacaton	Saline Upland	0.75	5.00
	TOTAL		15	100

Wet/Drainage Grasses

Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Panicum virgatum	Switchgrass	Non-Saline Upland/Pond	2.5	25.00
Elymus lanceolatus	Steambank Wheatgrass	Non-Saline Upland	2	20.00
Puccinellia distans	Alkaligrass	Saline Upland	2	20.00
Puccinellia airoides	Nuttall Alkaligrass	Saline Upland	2	20.00
Carex nebrascensis	Nebraska sedge	Non-Saline Pond	0.7	7.00
Juncus balticus	Baltic Rush	Non-Saline Pond	0.4	4.00
Scirpus paludosus	Alkali Bulrush	Saline Pond	0.4	4.00
	TOTAL		10	100

* PLS means Pure Live Seed; rates shown are for drill seeding, if broadcast, rates should be doubled.

** Percent by seed number

*** Wetland mixes to be used only where wetland hydrology exists.