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March 17, 2020

Todd Johnson
Aerotropolis Area Coordinating Metro District
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Second Review: 38th Avenue – Infrastructure Site Plan
Application Number: **DA-2199-00**
Case Number: **2019-6046-00**

Dear Mr. Johnson:

Thank you for your submission, which we started to process on February 25, 2020. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, April 3, 2020.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II
City of Aurora Planning Department

Attachments: Mile High Flood District and Xcel Energy Comments

cc: Ryan Littleton - HR Green, Inc 5619 DTC Parkway, Ste 1150 Greenwood Village, CO 80111
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2199-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Realignment of First Creek Tributary T (Mile High Flood District)
- Coordinate base plans with Project Peak (Public Works Engineering)
- Provide a legal description (Real Property and Planning)
- Regional Trail underpass (PROS)
- Turn lane lengths, traffic signal warrants and build year analysis (Traffic)
- Mobility Hub (Transportation Planning)
- Trib T maintenance access (Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Provide authorization for the remaining underlying property owners.
- 1B. Provide a *separate* Letter of Introduction that explains the proposed project. Include the purpose and phasing of the project.
- 1C. Identify the right-of-way dedications that are in process (Majestic/Project Peak) and their respective locations.
- 1D. REPEAT COMMENT: Include a legal description for the boundary of the site.

2. Planning Comments

- 2A. Responses were not provided to all the first review comments which results in additional comments throughout this review. Please do not skip any responses with the next submittal.
- 2B. Provide a signature block for Shamrock Foods Company.
- 2C. Sheet C-3
- Add the jurisdictional boundaries of the cities of Denver and Aurora.
 - Add Shamrock Foods as a property owner.
 - Revise the generalized area for the future mobility hub to include the entire Picadilly/38th Avenue intersection. The final location will be determined at a later date.
- 2D. Sheet C-4
- Add reception numbers for all dedicated rights-of-way and easements.
 - Where applicable, add “to be dedicated by separate document” for easements and right-of-way.
 - Add adjacent plat information.
 - Does the ISP 1 label refer to this set of plans or another? Please remove if applicable to these plans.

3. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

3A. NEATS Refresh (2018) identifies a future Type 1 Mobility Hub in the vicinity of the 38th Avenue and Picadilly Road intersection to support future high frequency transit routes along both Picadilly Road and 38th Avenue. Notes on project documents should specifically mention that Picadilly Road and 38th Avenue will have transit stops in future, specific locations to be determined with future coordination with RTD. These notes should also acknowledge that a mobility hub will be located in the vicinity of the Picadilly Road and 38th Avenue intersection, and that circulation will support walking and biking to the mobility hub. Mobility hubs would incorporate a combination of areas on the far side of intersections reserved for transit stops, long term bike parking such as bike lockers, parking locations for docked or dockless shared mobility vehicles (i.e. bike share or e-scooter share), information kiosks, and parking spaces reserved for publicly-available electric vehicle charging, and car sharing.

**4. Addressing** (Phil Turner / 303-739-7357 / pturner@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** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

5A. Contours and slopes do not align with Project Peak. Please use the most current base plans from Project Peak to ensure consistency.

5B. The infrastructure plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

5C. Add two notes as provided on the Sheet C-1 redlines.

5D. Sheet C-7

- The typical section for 38th Avenue indicates a cross slope. Please label longitudinal slope.
- Show the boundary for Project Peak.
- Street lights are not shown on the plans.
- Include street light fixture type in site plan per draft lighting standards.

5E. Sheet C-8

- Review the elevation at the point of curb return at Tibet.
- Include a section for the swale.
- Provide a 2% minimum slope or an underdrain.

5F. Sheets C-10-C-11

- Show/label the drainage easement, access easement, maintenance access, 100-year water surface elevations, direction of emergency overflow, etc.

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)**Infrastructure Site Plan**

6A. Updated TIS did not include build year analysis. Comments will be coming once year analysis is incorporated.

6B. Some, but not anticipated to be all, identified signalized locations will be side street stop control.

6C. Turn lane lengths were not supported by City Staff (nor were they explicitly identified as recommendations), so all turn lane lengths are subject to change based on the next review of the Traffic Impact Study.

6D. The Picadilly intersection is anticipated to be signalized for build/opening year. Include note that Civil Plans for this development will include Traffic Signal plans.

6E. Remove striped crosswalks at the Tibet intersection until the traffic signal is installed.

Traffic Impact Study

6F. Previously commented: Add a column in the queuing table for recommended storage length. Shall be at least the 95 percentile queue. See comment on page 10.

6G. Previously commented: "ISP shows multiple signalized locations for build year. Include Traffic Signal Warrants for build year for these intersections. If not met, then proposed what year they will be warranted."
- Add Traffic Signal Warrant analysis for at least year 2025.

6H. Build year analysis is required to understand intersection control prior to signalization or if signalization is warranted when the roadway is built.

6I. 5% HV is inadequate. Update to at least 10% or justify with new traffic counts in MCC1/Tower.

6J. See comments throughout report.



7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. Sheet C-5

- Access along the Tributary T channel is required.
- Culverts should be a minimum of 7' x 7' to allow for maintenance access. Typical for all box culverts.

7B. Sheet C-6

- C. The stub out for Tibet Road is actually a 12-inch as was originally shown.

7C. Sheet C-7

- Ensure existing storm is able to connect to proposed manholes.
- Make sure all symbols are included in the Legend.

7D. Sheet C-8

- Has water main size been coordinated with Project Peak? Based on discussions they may be upsizing the water main to achieve their fire flow that exceeds City requirements.
- Is there a stub/blow off at Tibet?
- Identify the slopes that are labeled with question marks.

7E. Sheet C-9

- Access along Tributary T is required for maintenance.

8. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

8A. Sheet C-1

- Add a legal description for the boundary of the site.

8B. Sheet C-3

- Add the central curve data. Round down to hundredths of a foot.

8C. Dedicate any additional easements or Rights of Way by separate documents or by the plat(s). See the red line comments on the ISP.

9. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

9A. Sheet C-5

- Have the hydraulics and the box culvert design, as shown, taken into account the need to accommodate a regional trail? The First Creek Trail is supposed to be grade-separated at this location. Please provide PROS staff with the engineering report that models and analyzes this design in support of an underpass for trail purposes.

10. Mile High Flood District (Teresa Patterson / tpatterson@udfcd.org)

A discussion on the proposed realignment of First Creek Tributary T between E-470 and 38th Avenue is necessary. See attached comment letter.

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

See attached letter addressing coordination with Xcel and existing natural gas line.