

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



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December 23, 2019

Steven Marshall
Western Transport, LLC
625 East Main Street Suite #1028
Aspen, CO 81611

Re: Second Submission Review - Transport Colorado – Sub-Area Master Plan 1
Application Number: **DA-1793-04**
Case Number: 2005-7008-03

Dear Mr. Marshall:

Thank you for your second submission, which we started to process on Wednesday, December 4, 2019. 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, January 17, 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.

Feel free to contact me if you have any questions or concerns. I can be reached at, 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Jennifer Carpenter – LAI Design Group 88 Inverness Circle East, Building J, Ste. #101 Englewood, CO 80112
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1793-04rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove all references to the old city zoning code. State that all FDP standards will be adhered to and that anything that is silent will default to the zoning code in effect at the time of approval.
- Please identify a street network, which includes addressing pedestrian and bicycle circulation, for this development. This is a *conceptual* plan and streets can be finalized later.
- See the comment redlines from Landscaping, Engineering, Traffic (contact directly), Real Property, Aurora Water, Life Safety, and Parks.
- See comments from external agencies Xcel Energy, Adams County, and Urban Drainage and Flood Control District (UDFCD).
- For any comment tabs redlined except, MUS, PIP, and TIS redlines, apply redlines to both FDP Amdt. and SA-1.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods. See the comments from Xcel Energy, Urban Drainage and Flood Control District (UDFCD), and Adams County.

2. Completeness and Clarity of the Application

Tab #1 Letter of Introduction

2A. Please incorporate the Sign program language in the LOI.

Tab 8 – FDP Sub-Area 1 Conceptual Plan

2B. Repeat comment: This plan although conceptual, does not adequately show road circulation and connectivity within the site. Please see the previous comment redlines on the plan. Please understand that the plan is *conceptual* and that the final roads and connectivity may change.

Tab #10 Urban Design Standards

2C. Remove all references to the former Article 16, Chapter 146, code on the first page of the matrix.

2D. Add to the Lighting Standards that all lighting shall be full cut-off per city code requirements.

Tab #11 Landscape Standards

2E. Please see redline comments and comments in the landscape section below.

Tab #14 Adjacent Neighbor/Abutting Property Owners

2F. Repeat comment: Please verify that your list includes all of the required adjacent property owners. In looking at the map, do the areas in yellow represent abutting property owners? If so, it appears that all of the abutting property owners were not notified. Staff cannot locate the revised APO list in your resubmittal. Please clarify where it is in your next resubmittal.

2G. Remove all references to the old city zoning code in all applicable tabs.

3. Zoning, Land Use Comments and Transportation Issues

Open Space, Recreation, and Land Dedication

3A. Repeat comment: In Tab 9, identify a complete pedestrian network and circulation plan throughout the development. The comment response is inadequate. The Sub-Area master plan must identify a *complete* pedestrian network and circulation plan. The one submitted is too general.

3B. Continue to work with Porter Ingrum regarding the required avigation easements for the Master Planned development. (Re: Jason Mann email dated 7/19/19)



4. Landscape Comments

Reviewed by: Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

4A. Tab 11 Landscape Standards

Sheet 1

- A separate line item should be provided in the table and a note added to read as follows: A landscape plan shall be provided at time of site plan submittal that complies with this FDP and/or the zoning code in effect at time of site plan submittal with the understanding that installation of the landscaping shall not occur until a public water connection is provided. Interim landscaping and/or buffering shall be provided in the form of fencing, walls and/or berms to address screening between different land uses as well as the screening of outdoor storage, parking and loading docks.
- Where reference is made to Article 14, please replace with the following: Landscaping shall comply with this FDP and where silent, the zoning code in affect at the time of site plan submittal shall govern.
- All three roadway classifications can be combined and a note added that landscape standards/buffers and curbside landscaping shall comply with the FDP or the zoning code in affect at the time of site plan submittal.

Sheet 2

- No residential being proposed or to be impacted by this future development. Please revise/remove.
- Where interim landscaping is necessary it shall at a minimum consist of fencing, walls and/or berming until a city water connection is available. Please add this language.

Sheet 14

- The applicant's response to designate a buffer width and plant quantities associated with the landscape buffer was that it will meet or exceed minimum code requirements. Please state that in the table within this tab under the Landscape Buffers, Parks/Open Space & Drainage section.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Reviewed by: Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

PIP

5A. Page 1 - The sub-area master plan will not be approved by public works until the master drainage report is approved.

5B. Please remove Autocad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

5C. Page 5 - Discuss providing cores for existing roads to verify existing pavement can meet traffic loading requirements. If existing pavement section does not meet current requirements, reconstruction will be required.

5D. Page 5 - Specific triggers need to be identified for these improvements. Generally traffic volumes or level of service levels are identified triggers.

5E. There is not adequate description as to the timing of the channel improvements identified as PA-37.

Sheet 1

5F. Is this width adequate to support truck traffic?

5G. No rise certificate or CLOMR required for roadway improvements in floodplain. If this portion of the site is not annexed at the time of the roadway construction, and IGA is required regarding roadway maintenance.

6. Traffic Engineering

Reviewed by: Carlie Campuzano / Brianna Medema ccampuza@auroragov.org / bmedema@auroragov.org 303-739-7309 Comments in gold.

TIS

6A. Please contact the reviewers directly for comments. No redlines were received by staff.

PIP

6B. Please contact the reviewers directly for comments. No redlines were received by staff.



7. Aurora Water

Casey Ballard // (303) 739-7382) Comments in red.

Master Utility Report

Please address numerous redline comments.

7A. Page 7 – Remove the statement regarding sewer enterprise funds (tap fees).

7B. Page 8 – Adjust the exponent to 0.167.

7C. Page 12 – Minor, but the agreement lists the Front Range Airport. Please adjust the naming.

7D. Page 13 – Advisory comment. System pressures can be within this range. Individual users who have pressures greater than 80 psi need a pressure reducer for their individual service. This doesn't have to be addressed in the report I am just ensuring the development team is aware of this.

7E. Page 14 - In general improvements that serve a regional level can be evaluated for cost share reimbursement. Earlier in the report the well count is listed as 4-12. Ensure these estimates match both in the report and the agreement being negotiated with Joshua Godwin.

7F. Page 16 - The non-potable line should not be expected. It is part of a feasibility study and thus may not for several years, if at all.

7G. Sheet SS1 – Why is this PA-16T temporary?

7H. Page 4/4 - Adjust this to be the total for Sub Area 1 and indicate as such.

7I. Page 1/2 – Adjust all peaking factors using the 0.167 exponent previously commented on.

7J. Sheet WL1 - Having this main extend and dead end could cause water quality issues if the demand is too low. Consideration should be put towards looping this or removing it from Sub Area 1 based on road paving requirements.

7K. The waterline exhibit includes a main here. Ensure the exhibits match.

8. Life Safety

Reviewed by: John J. Van Essen / jvanesse@auroragov.org / 303-739-7489 Comments in blue.

John J. Van Essen, Plan Examiner III, (303) 739-7489, jvanesse@auroragov.org

Please see Marked-Up (In Blue) FDP for Specific Comments. Thank You!

TAB 8: Sheet 2:

- Please update the Land Use Matrix and the Map to reflect the 10' x 10' (100 square foot area) for the Whelen Warning System.

TAB 8: Sheet 6:

- Please add the 10' X 10" (100 SF) area for the Whelen Warning System to the Area Map.
- Please identify and label the 1.75 acres for "Public Land Purposes (Temporary Fire Station)".

TAB 13: PIP Sheet 22:

- Please identify and label the 1.75 acres for "Public Land Purposes (Temporary Fire Station)".

9. Parks and Recreation (PROS)

Reviewed by: Curt Bish/ CBish@auroragov.org / 303-739-7131 comments in purple

PIP

9A. Cover page - Why are there no narratives for PA-36 and PA-37, both of which fall within Sub-Area 1?

9B. Page 7 - This paragraph should describe the trail and trail-related facilities to be provided in the open space planning areas (PA-36 and PA-37) and specify when they will be constructed, such as at the time that the drainage channel improvements are completed.

9C. Is including "Parks and Open Space" narrative for this planning area and all others in Sub-Area 1, with the exception of PA-36 and PA-37 (which are currently missing from this PIP), relevant?

Tab 8 Form D

9D. The acreages in lines 23 and 24 should be changed to 51.2. Acreage for the fire station and the Whelen warning system dedication should be itemized separately and not counted as open space.

9E. Change to "NA," as community park land dedication is not applicable to Transport.

**10. Xcel Energy / Donna George / donna.l.george@xcelenergy.com /303-571-3306**

10A. Public Service Company of Colorado/Xcel Energy's Right of Way & Permits Referral Desk has reviewed the comment response for **Transport Colorado Master Plan Sub Area 1**. Please note that Larry Claxton is with Xcel's Siting and Land Rights Department and will be the contact for the electric transmission facilities.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to any existing natural gas and electric distribution facilities via xcelenergy.com/InstallAndConnect.

11. Urban Drainage (UDFCD)

Reviewed by: Teresa Patterson - Watershed Services

11A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Crooked Run and Tributaries, Newcomb Gulch

This comment letter provides essentially the same information as comment letters provided in October and July. The District has significant concerns related to the impacts on major drainageways through the project, which have not been addressed. The District recommends that a meeting be set up to provide an opportunity to discuss potential solutions and opportunities for success for this project.

The report provided indicates that the infrastructure and designs for Sub-Area 1 are consistent with those provided in the Master Drainage Report. Since no update of the MDR was provided with this submittal or the October submittal, the District assumes that the previous version of the MDR, provided in July, is the current version. As such, many of our previous comments do not appear to have been acknowledged or addressed. We have the following comments to offer:

1. Enginuity completed an updated baseline hydrology for Crooked Run in November 2019. The District has approved this hydrology. Because there is no existing published master plan to date, the design team must use this regional hydrology for design related to the eastern watersheds (i.e. Crooked Run). This work provided by the design consultant will need to be consistent with UDFCD master planning standards. If this information has not yet been provided to the design consultant, the District can provide it.
2. The channel alignment of Crooked Run and Newcomb Gulch appear to be completely realigned and probably considerably narrowed. We'd like to better understand the drivers for these significant alterations in the nature of the stream corridors and explore opportunities to be more compatible to the existing valleys and maintain historic flow paths.
3. Numerous regional detention basins are proposed throughout the site and watersheds, both onsite and offsite of the Transport Colorado development area. Keep in mind that unless regional detention is proposed in a published master plan, the site cannot assume lower developed flows without some sort of agreement with the adjacent property owner(s) that detention will be constructed at the proposed locations.
4. Detention provided by non-regional (less than 130 acres tributary) facilities cannot be included in design hydrology. For Sub-Area 1, this would apply to pond HD-II.
5. There are seven roadway crossings proposed with the plan for Sub-Area 1. The District would like to discuss with the design team the design approach to the roadway crossings to better maintain channel flow patterns through the crossing to minimize sediment accumulation and maintenance needs.
6. The Newcomb Gulch and Crooked Run channels should be assessed for long-term stability as a part of the development of the Sub-Area 1 design. These drainageways will likely need some sort of stabilization measures to prepare them for changes in the runoff patterns (volume, frequency, duration, etc.) as a result of increased imperviousness. In areas where the existing floodplain is intended to be preserved, the channel should be assessed to ensure that an adequate stream management corridor is established within the 100-year floodplain.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.



12. CDOT

12A. No comments received. Staff will forward comments to the applicant if any are received.

13. Adams County

13A. Please consider uses directly adjacent to the AV zone district that are not a heavy industrial use, potentially consisting of outdoor storage.

- Staff didn't see how future open space and pedestrian circulation will occur throughout the Subarea. Will this be handled on a permit-by-permit basis?