

Plan Corrections Report

Planning Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd. Aurora, CO 80012		
Reviewer:	Heather Lamboy (303-739-7184)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300 Aurora, Colorado 80012		

Plan Check Comments

1A. In the last submittal, Kate Iverson asked for an analysis of impacts to train operations as part of the traffic study. No additional comments have been received from RTD to date. Has the analysis been provided for RTD review?

Response: Woodbury has opted to not add any additional information to the traffic study as our it has already been reviewed and approved by Victor Rachel. We can find nothing that can be gained by an analysis of our impacts on the train operations and fail to see how our traffic will influence the train operations. We may have influence on the park and ride and the bus center; however, the question from Ms. Iverson is very vague as to what she is concerned about.

2A. Please make the corrections shown on the redlines throughout the Master Plan set.

Response: Redlines have been addressed throughout the set.

2B. Please make corrections shown on the redlines throughout the Design Guidelines.

Response: Redlines have been addressed throughout the Design Guidelines

2C. Planning Area 6 should be labeled as mixed-use.

Response: Planning area 6 is now labeled as mixed use

2D. Due to the need for the creation of Planning Area 10 and the obligation for the construction of senior housing, extend City Center Way to connect with Center Avenue..

Response: City Center way will not extend through planning area 9 to Center Avenue. As discussed with the city, there are buildings lining the south property line and the approved site plan for the area will remain as approved where possible.

2E. There should be a series of connected green spaces and small urban parks throughout the development. Illustrate approximate size and locations on the Pedestrian/Bike Plan. You may include a note that the location of the green spaces may change, but a commitment needs to be made in each planning area. Additionally, illustrate green areas in the previously- approved site plan for the eastern portion of the site.

Response: The pedestrian plan has been updated with coordinated park space assumptions.

2F. There should be a direct pedestrian connection along the western edge of Planning Area 1 from Alameda Parkway to the RTD station that parallels the light rail line.

Response: Sheet A204 indicates there will be pedestrian connectivity through planning area 1, though specific routing is not included and based on plans for the planning area will not parallel the tracks. Final routing will be determined at final development.

2G. As stated above, each Planning Area should be platted, especially those proposed for development in the early stages. Additionally, all streets within Metro Center will be public, and need to be dedicated as right-of-way.

Response: As discussed and agreed upon, platting will occur at final development.

2H. "Main Street" cannot be used as a name for that street – there is one elsewhere in Aurora (Southlands). Please change the street name by requesting a different custom name or renaming the street as South Eagle Street. Please change the name throughout the Metro Center Master Plan.

Response: "Main Street" has been renamed South Eagle Street.

3A. Due to the specific requirements of the TIF agreement and the associated initial development requirements outlined within this agreement, platting of the planning areas is necessary now in order to dedicate all streets as public and speed up the site plan review process.

Response: As discussed and agreed upon, platting will occur at final development.

3B. The composition of the Design Review Committee should have fewer developer representatives to enable a more balanced review process.

Response: DRC composition now has 1 seat held by a 3rd Party Landscape Architect and decreases the developer seats held to 2 instead of 3. Re: p.5 Design Guidelines

3C. As required by TOD standards, pedestrian connections should be provided throughout the site and to adjacent uses. A pedestrian connection from the light rail station to the Kaiser facility should be included. These connections across the site, including connections through green spaces and small urban parks, should be illustrated on the Master Plan.

Response: The future Kaiser connection is shown in the Master Plan, RE: A100 "Future ped/bike connection to Kaiser TBD" and sheet A204

4A. Sheet L204, which illustrates the public area design concept and brand, was not included with this submittal.

Response: L204 is now included.

Additionally, the tenant sign plan should be updated to be consistent with the branding illustrated in the Architectural Design Guidelines. Consistency of street furniture, paving patterns, lighting types, bicycle racks, and other elements should be detailed in this section.

Response: the 2008 approved sign plan will remain, modifications to the signage will occur with site plan submittals.

4B. Please make corrections shown on the redlines to the Design Guidelines.

Response: Redlines have been addressed throughout the Design Guidelines

4C. A Public Art Plan, including a commitment to a budget for public art and potential locations for the art, must be included as part of the Master Plan. Remember that there are opportunities for public art at the gateways to the development.

Response: Note 6 within the general notes on the cover sheet indicates the development will meet the art requirements with subsequent site plan submittals.

4D. Please outline how gateway intersections along Alameda Parkway aligns with the designs at the Aurora Municipal Center (AMC).

Response: Note has been added to A100 and A103 indicating the development will provide an entry monumentation at similar scale to adjacent monumentation on sheet

5A. The extension of Main Street (Street A) to access the RTD transit area and light rail station shall be constructed with the development Planning Area 1 improvements, not Planning Area 2. Since this is a transit-oriented development, the connection to transit must be constructed in the first stage of the project.

Response: This has been discussed in subsequent city meetings and a note about phasing the road connection has been added to the PIP plans.

5B. City Center Way should include additional dedication in Planning Area 9 to connect with Center Avenue. This will provide better pedestrian and vehicular access in and around the planned senior housing tract.

Response: City Center way will not extend through planning area 9 to Center Avenue. As discussed with the city, there are buildings lining the south property line and the approved site plan for the area will remain as approved where possible.

6A. Please indicate whether you have discussed on-street parking with the City's Parking Program Manager, Robert Ferrin. Have there been any decisions as to how on-street parking will be managed?

Response: Discussion have occurred and will continue to determine the free vs metered parking. Further determination will occur with final site plan and final determination of street parking.

7A.A Master Plan illustrating open space the size, location and configuration and green area connectivity throughout the site should be provided. This comment is repeated from the last submission.

Response: Park space has been added to the pedestrian connectivity plan in assumed locations. To be determined at site plan submittal.

7B. Include the Park Land Dedication Table in the Architectural Design Guidelines as noted in the document redlines.

Response: Land dedication table has been added to the Design Guidelines.

Plan Corrections Report

Landscape Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Kelly Bish (303-739-7189)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300 Aurora, Colorado 80012		

Plan Check Comments

L100

1. Update the Planting Notes by removing the information (as noted) pertaining to contractor directives.

[Response: Revisions have been made per comment.](#)

2. Is the intention to provide two different sod mixes between the miscellaneous areas of the site? Or will RTF fescue be used in both the Park/Open Space areas and elsewhere?

[Response: The legends have been revised to specify one sod mix, RTF.](#)

3. Provide Sheet L204 Site Amenities as it has been omitted.

[Response: Sheet L204 is included in the set with revisions made per previous comments.](#)

L101

1. Consider adding a trail/sidewalk spur from Sable Boulevard through Planning Area 1.

[Response: See response to Planning comment 2F.](#)

2. Provide symbology and locations for the anticipated monuments/gateway features of the site.

[Response: See response to Planning comment 4D.](#)

L102

1. Code requires that street trees be “Large deciduous trees” per Section 146-1451 (B) 2. Switch the order of the pear vs. elm trees so that the elms line the parking area and the pears are grouped at the cross walk locations.

[Response: The planting plan has been revised per comment.](#)

2. At the tighter locations i.e. cross walks, remove the elm trees and use four (4) pear.

[Response: The planting plan has been revised per comment.](#)

L103

1. Acknowledge the planned location and continuation of the gateway feature as documented in the Aurora City Center Sketchpak by Com Arts.

[Response: See response to Planning comment 4D.](#)

L107

1. The Metro Center Master Plan shall reflect the previously platted roads and approved streetscape improvements. Once individual site plans are submitted, amendments may be made to reflect the changes to the original approved Metro Center No. 1 Site Plan, but until amendments are made, the previously approved information must be included within the Master Plan. This applies to L108 and L109 too.

[Response: The landscape plans have been revised to show the approved Metro Center No. 1 Site Plan.](#)

2. Please select a different street tree for Alameda Parkway. Kentucky Coffee Tree does not have the nicest form, branching habit and aesthetic look for such an important streetscape frontage and slow growing.

[Response: The landscape plans have been revised to show the approved Metro Center No. 1 Site Plan – the street trees in the approved plan are, in effect, replacing the Kentucky Coffee Tree.](#)

L108

1. See above comment.

[Response: The landscape plans have been revised to show the approved Metro Center No. 1 Site Plan.](#)

L109

1. See above comment.

Response: The landscape plans have been revised to show the approved Metro Center No. 1 Site Plan.

2. The sidewalk configuration does not appear to match the built condition along South Chambers Road.

Response: The landscape plans have been revised to show the approved Metro Center No. 1 Site Plan.

Forestry

11C. It appears the only trees on the site that are alive will be preserved. As a result there will be no required tree mitigation, but tree protection measures are required to be set up before grading or construction activities begin.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the General Notes section of the Master Plan.

Response: Tree protection notes have been added on sheet L100

PIP01

1. The PIP sheets should reflect the timing, triggers etc. for installation of the streetscape landscape improvements. Future maintenance should be addressed as well. Sidewalk installations should also be included within the PIP.

Response: PIP plans updated to include clarity for limits of construction and needed infrastructure. Lists of improvements included.

2. It is not clear on the current PIP sheets what is being installed as part of each Phase/Planning Area. Provide a list on each sheet and/or supplement with hatching as to what is being installed i.e. what streets or portions of streets etc.

Response: PIP plans updated to include clarity for limits of construction and needed infrastructure. Lists of improvements included.

Plan Corrections Report

Planning Department Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Cathryn Day (303-739-7357)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300 Aurora, Colorado 80012		

Plan Check Comments

9. Change the following street names:

- Rename Main Street to S Eagle St. There is a Main Street in the Southlands development so this street name is unavailable.
- Change South Fraser Court west of Centrepoint Drive to East Custer Avenue.

Response: [Street names have been updated.](#)

Plan Corrections Report

Civil Engineering Department
Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Craig Perl (303-739-7532)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300		

Plan Check Comments

10A. Centerline geometry data is still needed to review for conformance with Roadway Design and Construction Specifications. These are normally checked on the plat, but no plat has been provided. Provide geometry data on site plan or a separate plan.

Response: Centerline geometry sent as separate document for review and discussion. Some meetings were scheduled to discuss, though the city and consultant were unable to connect. The Master plan is intended to review the project concept and final engineering details and plat will be provided at final development of the planning areas and will receive full engineering review at that time.

10B. Lot corner radii are required at street intersections per Roadway 4.04.5.03.

Response: Acknowledged. Lots are not defined in this document, platting will occur at final development.

10C. The PIP should include narrative and clear graphics depicting what improvements are required with each planning area.

Response: Narrative and detail added to the PIP plans for the planning areas.

Plan Corrections Report

Parks, Recreation, and Open Space Department Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Doug Hintzman (303-739-7147)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300		

Plan Check Comments

11A. There are a substantial number of edits to the Park Land Dedication table on the Metro Center Master Plan. Fill in the “Provided Park Land Dedication” column to demonstrate a commitment to providing recreation facilities for future residents and visitors of this development. All of the park land dedication requirements cannot be satisfied with cash-in-lieu payments. It would be extremely difficult for the City to use cash-in-lieu payments to buy land nearby that could provide these residents with the recreation facilities needed to meet City requirements.

Please include the following notes as part of the Park Land Table Notes:

1. Development’s contribution to matching funds for federal grant. The \$234,300 contribution is due at time of 1st plat (residential or commercial). This payment and the costs incurred to install landscaping, irrigation or other recreation amenities within the trail easement will be credited toward satisfying the Community Park Development Fees for the entire Metro Center project.

[See # 3 below for response](#)

2. Trail corridor easement for City’s federally-funded trail project. 0.89 acres of the 2.21-acre trail easement will be used to satisfy the development’s Community Park Land Dedication requirement for Phase 1. If a part of the remaining 1.32 acres is developed per the Small Urban Park (SUP) criteria, that area can be used to satisfy part of the Neighborhood Park Land Dedication requirements (2.42 acres) for Phase 1. No area can be used to satisfy both the Community Park and the Neighborhood Park Land Dedication requirements. Therefore, if the remaining 1.32 acres are developed as a SUP and given credit as Neighborhood Park Land, no area would remain to satisfy the Community Park Land Dedication requirements attributable to potential residential components to be built in future phases, and a cash-in-lieu payment for the increased land dedication requirement would be due at time of plat for the first subsequent phase.

[See # 3 below for response](#)

3. Park Development Fees. If less acreage than is required to meet the Neighborhood Park land dedication requirements is provided on-site as SUPs, the developer will owe Neighborhood Park Development Fees. Fees would be due at time of building permit issuance for the dwelling units.

Response: Park Land Dedication Table has been updated to reflect these changes and the changes discussed and coordinated since this comment was prepared. Thanks for the help!

11B. In the next plan submittal, include the following:

Within each planning area that may contain land which will be used to satisfy these requirements, show the potential area and label with approximate number of square feet or acres (a range is acceptable). The location will be considered approximate also. This is a comment that was made as part of the previous review comments and has not been addressed.

Response: Park land is shown on the ped plan and included on the table on the coversheet. Final to be determined at site plan.

Forestry

11C. It appears the only trees on the site that are alive will be preserved. As a result there will be no required tree mitigation, but tree protection measures are required to be set up before grading or construction activities begin.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the General Notes section of the Master Plan.

Response: Acknowledged - this master plan is not intended to be a construction document and will not initiate any onsite improvements, grading, tree removal, or planting. Final development of the planning areas will determine which trees remain, or are removed, and will also coordinate the details for preservation if needed.

Tree protection notes are included on sheet L100.

Plan Corrections Report

Real Property Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Darren Akrie (303-739-7331)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300		

Plan Check Comments

12A. Property is currently platted, based on what you're showing you will have to submit plats that will resubdivide the site and dedicate public streets. Some easement dedications by separate documents may be needed on some of the existing lots

[Response: acknowledged - replat's will be prepared as the planning areas develop.](#)

Plan Corrections Report

Traffic Department Review

Permit #:	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Victor Rachael (303-739-7309)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300		

Plan Check Comments

14A. Add notes regarding obligations for signal payment and timing. This should be included on the Public Improvement Plan.

Response: The note has been included in the general notes on the cover sheet and a reference to the note on the PIP plans.

14B. In Planning Area 9, extend City Center Way to Center Avenue and dedicate the right-of-way.

Response: City Center way will not extend through planning area 9 to Center Avenue. As discussed with the city, there are buildings lining the south property line and the approved site plan for the area will remain as approved where possible.

14C. As previously noted, RTD has planned for the connection to the parcel from “Main Street” in approximately the center of Planning Area 2 (refer to the Master Plan). Provide documentation of outreach and conceptual approval from RTD for the proposed connection.

Response: We have no documentation to provide, nor coordination about a planned access at the midpoint of the north half of planning area 2. RTD owns the parcel of land bisecting the portions of planning area 2 and it is our understanding this is in place for their access.

This connection shall be constructed as part of Planning Area 1/Phase 1 in addition to connecting “Main Street” to Centrepoint Drive.

Response: The phasing of S Eagle street (formerly main street) is indicate on the PIP plans and will be installed with planning areas 2 or 4 final development.

14D. Address redline comments on Master Plan

Response: All redlined comments have been addressed in Master Site Plan.

Plan Corrections Report

Water Department Review

	DA-1489-13	Date:	03/13/17
Plan/Case Name:	Metro Center – Master Plan : Case # 2016-7002-00		
Plan Case Address:	Alameda Parkway & Sable Blvd., Aurora, CO 80012		
Reviewer:	Jonathon Villines (303-739-7646)		
	City of Aurora – Planning Division 15151 E. Alameda Parkway, Ste. 2300 Aurora, Colorado 80012		

Plan Check Comments

15A. The Public Improvement Plan should include illustration of all utilities and the drainage for the development. Note the timing of utility construction on the Public Improvement Plan.

Response: PIP plans include wet utilities and notes concerning drainage outfalls and water quality for each planning area. Exact locations of infrastructure are unknown until the time of final development with final site plan layouts, etc.

PIP plans are updated for clarity. Also, the utility plans have been removed from the set as they only had duplicate information to what is presented on the PIP plans.

Contact:

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