



August 31, 2018

City of Aurora
Ms. Sarah Wieder
Planning Department
15151 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

RE: **Initial Submission Review – High Point Commercial Off-Site Infrastructure Improvement Plan – Minor Contextual Site Plan Amendment**
Case Number: 2015-6009-01

Dear Wieder:

Based on the comments received July 23, 2018 from City of Aurora, we have prepared this letter in response to the departmental staff comments received. We offer the comments and point-by-point responses below.

PLANNING DEPARTMENT

Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org)

1A. Update the property owners on record on all sheets as they have changed since the ISP was recorded in 2016.

Response: J3 has amended all plan sheets to reflect the current property ownership information as recorded on the Adams County GIS interactive online mapping reference files.

1B. Although not required, staff recommends that you extend the landscaping along 64th Avenue to Liverpool Street so it does not end "mid-block." Liverpool Street is the edge of Rockies Village, so it would be nice to install all street frontage landscaping at this time to create a similar aesthetic for both developments.

Response: Per review and discussion with RIDA Development Corp, this portion of the right-of-way (R.O.W) landscaping will be completed when this section of land is developed with the Rockies Village Development (not under Gaylord Hotel and Convention Center Offsite Development) to better incorporate the appropriate design of that development.

1C. Please clarify whether anything is being changed or updated on the Cover Sheet. Staff does not sign new mylars for a Minor Amendment, so the existing sheet from 2016 in our records that has all signatures should remain as the Cover Sheet.

Response: The only change to the original cover sheet is the added “Amendment No. 1” in the title block on the side of the sheet with new date. The previously approved Cover Sheet with City signatures can replace the amendment coversheet at the time of the final submittal approval to prevent any confusion and to follow City approval procedures for this amendment.

Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org)

- 2A. Landscaping for all detention ponds is required. Please add to the ISP with the next submittal. See redline comments on Sheets 21 and 24.

Response: Per review and discussion with RIDA Development Corp, landscaping around the water quality ponds will be installed when the adjacent land is developed with the future development intention, specifically the Rockies Village Development and not under Gaylord Hotel and Convention Center Development to better incorporate the landscape design with design intent of that proposed development.

- 2B. Where is the landscaping in the 300’ View Corridor that was previously shown on the ISP? Please add landscaping back into this area to enhance the trail and the corridor itself. Staff is happy to discuss this with you further.

Response: The landscaping design for the view corridor was removed due to value engineering purposes as it was not required per City code. Ultimately the neighboring RIDA development properties on either side will provide additional landscaping and trees once the master plan developments efforts are completed for those areas and this will ensure that the landscaping will tie in with the aesthetics and use requirements of those developments.

Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org)

- 3A. Review and address comments on Sheets 8 and 9 regarding fire hydrant labeling

Response: J3 has addressed labeling of fire hydrants on sheets 8 and 9 to the correct locations.

Aurora Water (Vern Adam / 303-859-4324 / vadam@auroragov.org)

- 4A. The median at Picadilly Road and 64th Avenue needs to be revised to accommodate vault and valving in this area.

Response: The median at Picadilly Road and 64th Ave. has been revised to no longer be in conflict with the existing vault and valving that is present in this area. Additional lane striping has been provided.

PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)

5A. On Sheet 24,25 and 26, add the percent gradient to each run. Confirm that the trails will not exceed 5% longitudinal slope and 2% cross slope. The trails must be concrete because they will double as a pedestrian trail.

Response: Slope labels have been added to the civil sheets 11and 12 of the ISP amendment. All grading associated with those trails has been completed in accordance with the approved construction drawings for the West Fork of Second Creek Improvements. The 10' regional trail was installed as all-weather surface due to the nature of the temporary grading activity for maintenance access and that future development will likely occur at which time a permanent concrete pedestrian would be constructed with that future development.

Please feel free to contact me if you have any additional questions or comments regarding the project.

Respectfully Submitted,
J3 Engineering Consultants, Inc.



Donna Barrentine, P.E.

Cc: Jason Monforton, J3 Engineering
David Bray, Rida Development Corp