



Planning Division  
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March 18, 2019

Mark Kung  
Kung Architecture  
2031 Grove Street  
Denver, CO 80211

**Re: Second Submission Review – NORA Station – Redevelopment Plan**  
**Case Numbers: 2019-6005-00**

Dear Mr. Kung:

Thank you for your second submission, which we received on March 6, 2019. We reviewed it and attached our comments along with this cover letter.

A few issues remain with Planning, Landscaping, Aurora Water, Civil Engineering and Real Property that will need to be addressed prior to the Planning Director approving the Redevelopment Plan. Please address the comments outlined below and email a revised plan to your Case Manager by Tuesday, April 2, 2019. Staff will review the resubmittal as quickly as possible and will then approve the Redevelopment Plan.

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 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Dae Gee Montview Blvd One LLC, 7570 Sheridan Blvd, Westminster, CO 80003  
Jacob Cox, ODA  
Filed: K:\\$MA\2019-6005-00 NORA Station Redevelopment Plan\Rev2



## *Second Submission Review*

### **1. Planning** (Sarah Wieder / 303-739-7857 / [swieder@auroragov.org](mailto:swieder@auroragov.org) / Comments in teal)

- 1A. Make the label for “Nome Street” more prominent on the Vicinity Map.
- 1B. Consider shifting the tree openings on Nome Street to the west slightly to allow more space for the “throughway zone” to address Civil Engineering’s comment (Item 3B).
- 1C. Please be aware that after the Redevelopment Plan is approved by the Planning Director and all outstanding comments have been addressed, you will need to submit a full size (24” x 36”) Cover Sheet that is signed by the property owner and notarized. A mylar is not needed, a paper version will suffice. This sheet will be combined with the final PDF of the Redevelopment Plan and uploaded for records purposes.

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. Make sure that the plant material within the sight distance triangles are 26” or less as measured from the roadway surface. The Spireas can get to be 2’ tall.
- 2B. Update the Landscape Notes on Sheet 2 per redline comments.
- 2C. Provide a cross section to demonstrate the cross slope in relation to the concrete walk.

### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 3A. The Redevelopment Plan will not be approved by Public Works until the Preliminary Drainage Letter is approved.
- 3B. The urban street section requires 6’ minimum throughway.
- 3C. Label the curb ramp. Only provide a directional ramp to cross Nome Street, not Montview Boulevard.
- 3D. What is the slope across the cobble? Please consider grouting the cobble to keep it in place.
- 3E. A revocable license is required for the private storm sewer in the public right-of-way.
- 3F. Please update the curb ramp on the east side of Nome Street.

### **4. Fire / Life Safety** (Greg Rogers / 303-739-7464 / [grogers@auroragov.org](mailto:grogers@auroragov.org) / Comments in blue)

- 4A. Add an additional note to the Cover Sheet per redline comments.

### **5. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- 5A. Portions of your outdoor patio appear to be encroaching into the public right-of-way. A revocable license will be required for this, as well as for any decorative paving or items (i.e. bicycle racks) in the public right-of-way. Please review comments on Sheet 2 and contact Grace Gray to begin the process.

### **6. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 6A. A water fixture unit table will be required to determine if the existing water meter will serve the redevelopment of this building. The water meter must be in a 10’ pocket easement if it is not within the right-of-way. The meter pit must meet current specifications.