

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



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June 21, 2018

Christian Pritchett
Blueline Development
1004 South Avenue W
Missoula, MT 59801

Re: Second Submission Review - Providence at the Heights – Site Plan, Site Plan Amendment and Replat
Application Number: **DA-1502-03**
Case Number: 2018-4009-00; 1980-4019-04; 2018-3018-00

Dear Mr. Pritchett:

Thank you for your second submission, which we started to process on Thursday, May 31, 2018. 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.

Please be advised that you will be required to make a technical submission to address the comments in this letter, after the Planning Commission decision.

Your estimated Planning Commission hearing date is scheduled for **Wednesday July 11, 2018**. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from Arapahoe County before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Proof of mailing to abutting property owners needs to be provided to the case manager prior to the hearing.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

Attachments (Xcel, Neighbor Comments)

cc: Wendi Birchler - Norris Design 1101 Bannock Street Denver, CO 80204-3628
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1502-03rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Staff will not support waiver request number 1 relating to parking area design.
- ✓ The shared parking agreement is under technical review but will need to be recorded prior to submittal of Mylars.
- ✓ Include utilities on the site plan and address Aurora Water Comments from first review.
- ✓ Review neighbor comments.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is red.

1. Community Comments

1A. One hand written letter attached.

Name: Allison Waters; Email: allisoncw1@yahoo.com

Comment: We live in the Cobblewood Creek residential neighborhood and were just made aware of this project. We have major reservations and wonder why the neighborhood wasn't notified that this was being planned. How can we get involved in this process so our neighborhood is represented in the decision-making process. When is the next meeting planned for this project? Thank you, Robert and Allison Waters

Name: Daulton Whitehead Address: 15681 E Custer Pl; Phone: 7208395664

Email: djamesw3@hotmail.com

Comment: Hello,

I am an immediate neighbor to this property. Surface water that collects on this property drains in to my back yard. On one severe storm (sept 2013) water draining from this open space flooded my basement. Open space allows the land to absorb water, where paved surfaces and buildings create increased runoff. I have concerns that development of this property may create an increased incidence of flooding of my property and an increased risk of damage to my home.

Name: Joseph Wittig; Address: 657 S Joplin St; Phone: 6785228796

Email: joewittig1@gmail.com

Comment: This site seems really small to be building a 50 unit complex. I am concerned about the parking options for this development. What about the covered parking options as city code requires for all other multi unit developments? I don't see this included as a part of the plan.

Name: Diana Orona; Address: 15703 E Custer Dr; Email: oronadiana@live.com

Comment: Here in the Orona household we cannot agree to these plans. Having high rise apartments behind our home will mean a lack of privacy from our neighbors who can see into our homes, glare from sun hitting windows, an increase in noise, traffic, and possibly crime if a nightclub is also opened in that area. Children will be crossing through the neighborhood to get to school in the mornings, increasing risk of accidents. It is an issue of having a community that has been here a long time disrupted by construction for years in attempts to build these locations. It may also disrupt our power, water lines, and day to day business.



It will also cause damage to the wildlife that passes through the fields, such as deer, coyotes, raccoons, rabbits, etc. The fields are also used by children and their coaches who need an open space to play or practice. People take their dogs back there to play fetch. It is taking away something vital for these people. We cannot agree and do not want this. If we are to be overridden however, we require at the least, a tall unclimbable fence between our homes and this new area to provide safety and an inkling of privacy.

2. Completeness and Clarity of the Application

2A. Provide a physical materials board by July 6, 2018.

2B. Signed and recorded parking agreement for the 24 shared spaces on the church site will be required prior to recording Mylars.

2C. Clarify the improvements identified in the church's Site Plan Amendment and property shall be completed prior to the CO's on the multifamily project. The expectation moving forward is the church is responsible to the improvements on their property and adjacent right of ways.

3. Zoning and Land Use Comments

3A. Completed avigation easement needed, should cover both parcels.

3B. Shared parking – Please identify shared parking spaces on the data block and site plan for both the Providence at the Heights Site Plan and Aurora Alliance Church Site Plan Amendment. Final Submittal will need to include a recording number of the shared parking agreement next to the data block item.

3C. Review of the proposed shared parking agreement and license agreement is ongoing from a technical standpoint, but the understanding is the proposal will be for 24 shared spaces which are located on the church's property.

3D. For both Site Plan and Site Plan Amendment, identify the church's parking spaces in each row. I will want to see the circle with a number in it for each row of parking stalls on the map. The circles need to be differentiated between church's parking and the multifamily parking. In the church's Site Plan Amendment it is not clear that the new parking spaces on the south side of the church belong to the church. Call out shared parking spaces on both site plans as well.

3E. The property line between the two parcels should not straddle facilities. In addition, it is not clear that easements are proposed for "shared" facilities such as the trash containment area. See redline comments for addition details.

3F. Accessible parking spaces should not be included in the minimum parking requirement. You have provided 34 spaces for 50 units thus the waiver should be 0.68 spaces per unit. Also, provide the number of bedrooms in the data block (ie 40 1-bedroom and 10 2-bedroom units).

3G. Parking Design (Waiver 2)

Staff will not be supporting this waiver request. Additional information regarding waiver requests will be provided in the staff report.

4. Landscape Comments

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

Sheet 6

- Update the building perimeter landscape table to include the entire building perimeter and adjust the quantity of plants on the plan and in the table to reflect the correct building perimeter length.
- Update the City of Aurora Notes where indicated.

Sheet 7

- Update the property line type to reflect the previous submittal and be a long dash and two short dashes. All landscape sheets.

Sheet 10

- Text mask the plant labels.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

(The comments below may summarize redlines comments but are not inclusive of all redline comments)

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-739-7357

No additional addressing issues noted at this time. Please resend e-mail of digital file, file was not received.

6. Civil Engineering

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

Site Plan

6A. Please remove AutoCAD SHX text items in the comment section. Please Flatten to reduce select-ability of the items.

6B. Show/label base flood elevations. Residential structures need to be 2' above the BFE

7. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 Comments in **magenta**.

7A. See red line comments on the plat and site plan. Begin the easement release and the License Agreement processes.

Site Plan

7B. Page 1 - Match the name of the plat – exactly; Match the area of the Lot.

7C. Page 3 - This P.S. Co easement (near south line) will need to be released before any building permits may be approved

Page 5

7D. Label this proposed 23' Public Access easement as shown on the plat

7E. Add the overall curve data for this curve - match the plat

7F. Match the name on the plat - 26' Fire Lane, Utility and Public Access easement

7G. Add the overall bearing and distance for this line - match the plat

7H. This easement will need to be released before the site plan may be approved (runs under a proposed building) - contact P.S. Co to begin the process.

7I. Contact Engineering to see if the Underdrain will need to be covered by a License Agreement for the encroachment into the easements.

Replat

7J. Address numerous redline comment which include easements and technical corrections.

8. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371 Comments in **blue**.

Site Plan Comments

Sheet 3

- Please relocate the fire hydrant to be located no less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides. TYP
- Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".
- Please provide and identify an accessible route to the trash enclosure.
- Please provide a Knox Box at the fire riser room door.
- Please relabel as "fire riser room". TYP

Sheet 16

- Please provide and identify a Knox Box at this location.
- Please relabel as "fire riser room". TYP of all elevations.

Sheet 17

- Please extend the accessible route in this area. TYP



9. Traffic

Reviewed by: Brianna Medema / (303) 739-73 Comments in **orange**.

9A. No comments relating to the TIS, review of additional parking information and shared parking agreement is pending.

10. Aurora Water

Ryan Tigera / rtigera@auroragov.org / (303) 326-8867 Comments in **red**.

10A. Fees Dues - Storm Drain (4.48 acres * \$3,250/acre= \$14,560) **TOTAL= \$14,560** 4/5/18 (Drake Robinson 303-739-7393 Make check payable to City of Aurora)

10B. Site Plan Amendment - Include utilities on the site plan and address all 1st review comments.

11. Parks, Recreation and Open Space Department

PROS will invoice the applicant for neighborhood park and community park cash-in-lieu of land dedication.

Payment is due prior to the approval of the first plat for the subdivision.

16. Aurora Public Schools (APS)

Review by: Josh Hensley / jdhensley@aps.k12.co.us / (303) 365-7812

16A. The school land dedication obligation for the proposed 50 residential units proposed as part of the Providence application is 0.1636 acres in accordance with Section 147-48 of the Aurora City Code. However, it appears this project is intended to be housing for adults and will not include children. Aurora Public Schools may be willing to waive the school land obligation for this project provided there are assurances through zoning, community covenants or other instruments that all units will be age restricted when built and in the future. APS respectfully requests more information on what type of development mechanisms are planned to control for an age restricted community. (Same comment from 1st Review)

ingridh08@comcast.net

Recd 6/15/2018

BT

Aurora Municipal Center
Attn: Brandon Cammarata, Planning & Development Service
15151 E. Alameda Pkwy
Aurora, CO 80012

Ref: Providence at the Heights
15600 E. Alameda Pkwy
Aurora, CO 80017

Dear Mr. Cammarata!

14 June 2018

I am writing to you today out of concern about the above project. We attended the neighborhood meeting on May, 24th 2018, but were not impressed by the plans which were discussed. I have talked to several people in our neighborhood and they also voiced their concerns about the Second Chance Center, which will house in a three-story building 50 former inmates and their families. Even if this center has a well sounding name, it is still a Half Way House. These establishments might not be worrisome to people who did not do research on the matter but to me it still represents a certain danger to our community.

This center will be close to our neighborhood and several other neighborhoods. In fact, a brand new Community is being built at the crossing of Alameda Pkwy and Buckley with homes from the 300,000.00 Dollars. I wonder how these people would feel having former incarcerated people as their neighbors? There is a school nearby and of course the wonderful Aurora Municipal Center and Shopping Centers. I believe it is naïve to believe that former inmates can be reformed by moving them into nicer neighborhoods. Unfortunately, 2/3 former convicts will return to crime. 3 in 4 former prisoners will be rearrested within a 5-year period. Also, it is well known, if former criminals flock together they will return to crime more easily.

Putting Half Way Houses near neighborhoods will hurt home values. It will also invite crime and often noise to the neighborhood. Ultimately, it will destroy the integrity of the neighborhood. Due to privacy concerns there will be little or no oversight in these centers. Former felons can easily become a real nuisance to the rest of the people in surrounding areas. The city will have limited influence and their ability for oversight is restraint. Even the management company will have no control over who comes and goes in these centers. It will be nearly impossible to enforce laws because there are not enough resources available to monitor the former law-breakers.

It is known that these former delinquents have deep rooted issues. Just by moving them, their problems will not go away. Delinquency has many factors, the influence of drugs and alcohol, mental issues, bad upbringing, violence, and the believe that somehow society owes them.

In theory it might be appealing to give second chances to those who broke the law, but the reality looks differently.

It would be better to find a place for the Half Way House in a commercial area until these former felons have proven to society that they truly have been reformed.

I have mailed my concerns to Mrs. Marsha Berzins but have not had a reply.

Sincerely,

Ingrid Beettcher

303-671-8918

615

REVD

AURORA Municipal Center
Attn: Mr Brandon Cammarata
Planning & Developing Service
15151 E. Alameda Pkwy
AURORA, CO 80012



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 14, 2018

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Brandon Cammarata

Re: Providence at the Heights - 2nd referral, Case # DA-1502-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Providence at the Heights** and acknowledges the requested changes made to the plans.

The property owner/developer/contractor is reminded to contact **Russ McClung** (303-671-3932) in order to process the quitclaim deeds; and, complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders).

If there are any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado