



Planning Division
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February 28, 2018

Richard Moore
Kestrel Design Group
910 E 16th Street, Suite 610
Denver, CO 80202

Re: Initial Submission Review – Montview and Dallas – Redevelopment Plan
Case Numbers: 2018-6004-00

Dear Mr. Moore:

Thank you for your initial submission, which we started to process on Thursday, February 8, 2018. We reviewed it and attached our comments along with this cover letter.

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 Wednesday, March 14, 2018.

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, Planner II
City of Aurora Planning Department

cc: 9555 Montview, LLC, 2706 Tamarac Street, Denver, CO 80238
Jacob Cox, ODA
Filed: K:\SMA\2018-6004-00 Montview and Dallas\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please change the title of the plan to “Montview and Dallas Redevelopment Plan” instead of using the various addresses for the title. This is simpler for records purposes.
- 1B. Update the sheet numbers throughout the plan set so they are consistent and easier to reference.
- 1C. Show the boundary of the Redevelopment Plan on the Vicinity Map and add a label for Clinton Street.
- 1D. Remove Sheet 8 from the plan set as it is not necessary.

2. Zoning and Land Use Issues

- 2A. Chain link fencing is technically permitted per [Section 146-1743](#), but it must be vinyl-clad. However, staff recommends that you provide an upgraded material such as a decorative metal fence to meet the vision of the area.
- 2B. The location of the fencing is not clearly shown on the Redevelopment Plan, but it appears that it is located very close to the property line / alley right-of-way. Open style fences should be set back 4 feet if at all possible.
- 2C. The proposed trash enclosure is not acceptable as the dumpsters are still visible from the alley. In addition, it is unclear how employees would access the dumpsters as there is not a break in the fence shown. Please revise your plans to include a trash enclosure more similar to the detail shown on Sheet 3-A8.1. It should be enclosed on all sides (with a gate) and the materials should match the primary building materials.

3. Parking Issues

- 3A. Because there are not technically parking requirements for a Redevelopment Plan, please remove the “Parking Spaces Required” category and the associated table so there is no confusion.
- 3B. There appears to be plenty of parking for the proposed uses, so staff recommends that you add a couple more landscaped islands within the parking lot as requested by the city’s Landscape Architect.
- 3C. Please differentiate between the total number of parking spaces that are being provided on site (i.e. regular parking spaces plus accessible parking spaces) and the number of regular parking spaces.
- 3D. Include the number of bicycle parking spaces in the Data Block.
- 3E. Revise the bicycle rack detail on Sheet L1.0 to be a standard inverted-U rack.
- 3F. Please consider moving two of the bike racks to the frontage along Montview Boulevard (in between the requested planters) so they are easily accessible to the visitors of those storefronts.

4. Signage Issues

- 4A. Include the maximum permitted signage area per [Section 146-1609](#) in the Data Block.

5. Architectural and Urban Design Issues

- 5A. The colors used on the building elevations within the plan set appear to be the opposite of the existing building colors. Along Montview Boulevard and Dallas Street, the brick is currently a dark gray, whereas it is a red tone adjacent to the parking lot and alley. Please revise the building elevations to accurately depict the colors.
- 5B. Please illustrate the proposed color of the canopies.
- 5C. Determine what color or material the “wedge” along Montview Boulevard will be and provide further details with the next submittal.
- 5D. How is the new rooftop mechanical equipment being screened from adjacent street frontages? Per [Section 146-1300](#), all rooftop mechanical equipment and vents greater than eight inches in diameter must be screened using an extended parapet wall or a freestanding screen wall of a material, color and design matching the building.
- 5E. Revise the building elevations and renderings per the required changes to the trash enclosure.
- 5F. There is an existing awning along Dallas Street over an entrance door, but it’s not shown on the building elevations or renderings. Is this staying or being removed? Please clarify.



6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 3-A2.1

6A. Revise the title of the Legend.

Sheet 3-A2.3

6B. Add additional landscaped islands to the parking lot where indicated.

6C. Provide the street names.

Sheet L1.0

6D. Add plant symbols to the Plant Schedule.

6E. The Ascot Rainbow Spurge prefers sun to part shade. Will this plant do well in the location chosen given the sun exposure?

6F. Provide a plant call-out for the Chinkapin Oak. If this species is chosen, please remove at least one tree to provide a more healthy growing space.

6G. Ensure that the utilities do not conflict with the locations of the proposed street trees.

6H. The plant material for the edge of the parking lot should consist of shrubs that mature to a height of between 30" and 36" in order to address headlight glare and provide screening of the parked cars.

6I. Given the generous width provided for the landscape bed along the parking lot edge, consider providing a 2-foot depth of rock mulch to address car overhang.

6J. Change out the ornamental trees within the parking lot to deciduous canopy trees.

6K. Call out and label the proposed fence.

6L. Provide raised planters along Montview Boulevard similar to those proposed along Dallas Street. Montview Boulevard is considered more of a main street and the addition of planters would help break up the hardscape area and provide visual interest along this street frontage.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

7A. Provide a dimension for the sidewalk along both Montview Boulevard and Dallas Street.

7B. Show the proposed planters on Sheet 3-A2.1 and dimension the walkway between the planters and building.

8. Traffic Engineering (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in orange)

8A. Add a stop sign where indicated on Sheet 3-A2.1.

8B. Show sight triangles per COA STD TE-13.1. This applies to all driveways. Any proposed plants in the sight triangle must comply with the city's vertical requirements. Add a note per the redline comments on Sheet L1.0.

9. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

9A. Provide one van accessible parking space and add details to the Data Block.

9B. Update Site Plan Notes on the Cover Sheet.

9C. Show and label the Knox Box on all sheets.

9D. Provide a Sign and Striping Package if Civil Plans will not be submitted.

9E. Provide a Photometric Plan to include accessible routes.

10. Aurora Water (John Villines / 303-739-7646 / jvilline@auroragov.org / Comments in red)

10A. Show the water service line and meter location on Sheet 3-A2.1.

10B. No trees or deep-routed shrubs are permitted in utility easements.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

11A. Please start the revocable license agreement process for the canopies in the right-of-way. Please contact Grace Gray at 303-739-7277 or ggray@auroragov.org to begin the process.

11B. See additional redline comments on the Redevelopment Plan.