

Planning Division
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February 22, 2021

Jessica Maitland Mayo
Judi's House/JAG Institute
1741 Gaylord Street
Denver, CO 80206

Re: Second Submission Review – Judi's House/JAG Institute – Site Plan
Application Number: **DA-1787-09**
Case Numbers: **2020-6057-00**

Dear Ms. Mayo:

Thank you for your second submission, which we started to process on Wednesday, January 22, 2021. We have reviewed your plans 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.

Since several important issues remain, you will need to make a technical submission after the Planning Commission hearing. Please revise your previous work and send us a new submission on or before Wednesday, March 8, 2021.

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 let me know. I may be reached at (303) 739-7184 or hlanboy@auroragov.org.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Julie M. Eck, Davis Partnership Architects 2301 Blake St Suite 100, Denver, CO 80205
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1787-09rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A Site Plan adjustment is required for substitution of shrubs for required street buffer trees.
- Street lights are not located by spacing, but by photometric analysis. Street light locations are conceptual and will be addressed in more detail with the Civil Construction Documents.
- Dedicate lot corner radii by separate document.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional comments have been received.

2. Completeness and Clarity of the Application

2A. No additional concerns.

3. Streets and Pedestrian Issues

3A. No additional comments.

4. Parking Issues

4A. No additional comments.

5. Architectural and Urban Design Issues

5A. No additional comments.

6. Signage Issues

6A. No additional comments.

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

Sheet 5 Landscape Plan

- 7A. Label the building.
- 7B. Provide the necessary street trees along the back of walk adjacent to E. 25th Street.
- 7C. Add a tree to the designated parking lot island.
- 7D. Change the highlighted plants to a species that will not get any taller than 26" as measured from the roadway surface.
- 7E. There have been a few trees provided within the curbside landscape that appear to be on top of a storm line and a storm manhole.
- 7F. Provide the required street trees in the curbside landscape along Galena Street.

Sheet 6 Landscape Plan Notes & Schedules

- 7G. Update the City of Aurora Landscape Notes where indicated.
- 7H. Update the various tables per the comments provided.
- 7I. Enlarge the font/table as the text is too small.
- 7J. The UDO does not permit the substitution of shrubs for the required street buffer trees unless the site is encumbered. However, given the narrow space between the back of walk and the required buffer area, staff would support an adjustment. An adjustment should be requested. Update the letter of introduction and provide the adjustment request on the cover sheet and landscape sheet.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 8B. Per the pre-application notes, street lights are required on the adjacent streets. Street lights are not located by spacing, but by photometric analysis. Additionally, there are no lights on Galena Street at all. Show/label required street lights on adjacent streets. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal. (Sheet 3)
- 8C. Label curb return radii where noted.
- 8D. Per the pre-application notes, street lights are required on the adjacent streets. Street lights are not located by spacing, but by photometric analysis. Additionally, there are no lights on Galena Street at all. Show/label required street lights on adjacent streets. (Sheet 4)
- 8E. 2% min slope for all non-paved areas, typical. Label slopes where noted.
- 8F. The private storm sewer needs to be moved outside of the ROW.
- 8G. Label curb ramps. Reference COA standard detail number for all ramps in ROW, typical.
- 8H. Show/label required street lights on adjacent streets. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.
- 8I. Proposed street lights need to meet COA standards. Please refer to the draft lighting standards for nomenclature (SL-1), fixtures, etc.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Site Plan

- 9A. No additional comments.

10. Fire / Life Safety (Jeff Gorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Sheet 4 of 12 Grading & Utility Schematic

- 10A. It appears that this FDC has been relocated. Note must provide a minimum of 3' of clear unobstructed space around the connections to include the wall to the south and riser room door. Refer to comment on Elevations sheet 8.

Sheet 8 of 12 Site Plan Details Sheet

- 10B. This FDC has been relocated to this location from the location highlighted in blue. It appears that there is not 3' of clearance around the connections. Must provide a minimum of 3' of clear unobstructed space around the connections to include the wall to the south and riser room door. IFC 912.4.2

Sheet 11 of 12 Photometric Plan

- 10C. Provide Accessible route shown on this sheet and sheet 3 should reflect each other. Should provide access to a public way. Maintain minimum 1 ft candle to all exterior accessible routes. Blue dashed line for example only

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

- 11A. Confirm trees are planted 5 ft from center of meter pit. (typ).

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

- 12A. Dedicate lot corner radii by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement dedications. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- 12B. Send in the Certificate of Taxes Due for the site.
- 12C. Add Lot, Block, Tract Subdivision for the location noted on Sheets 2 and 3.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 9B. 13A. Please see attached letter.



Right of Way & Permits

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

February 4, 2021

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

Attn: Heather Lamboy

Re: Judi's House / JAC Institute, Case # DA-1787-09

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Judi's House / JAC Institute**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com