

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



October 17, 2018

Jose Kruetz
Thompson Thrift Mixed Use Development
111 Monument Cir, Suite 1600
Indianapolis, IN 46204

Re: First Submission Review – Townhomes at Dayton Station – Site Plan
Application Number: **DA-2159-00**
Case Number: **1999-6069-03**

Dear Mr. Kruetz:

Thank you for your first submission, which we started to process on Monday, September 24, 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.

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 Thursday, November 8, 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.

Your estimated Planning Commission meeting date is tentatively set for Wednesday, December 12, 2018. Please remember that all abutter notices for administrative decisions must be sent at least 10 days prior to the hearing. These notifications are your responsibility and the lack of proper notification will cause the hearing to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184 or hlanboy@auroragov.org.

Sincerely,

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

Cc: Mindy Parnes, Planning Department
Eric Nelson, Thompson Thrift Mixed Use, 111 Monument Circle Ste 1600, Indianapolis, IN 46204
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2159-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A public art plan is required.
- Please update the cover sheet data block to include the information below.
- It is recommended that the existing trees on the site be relocated on the site rather than removed.
- There were many comments from Life/Safety, including fire lanes and building orientation.
- Public Works requested additional information on intersection control at the internal drive on the northeastern portion of the site.
- Add reception numbers to existing easements, and label proposed easements “to be dedicated by separate document.”

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green clouds.

1. Community and External Agency Comments

A.

Name: Brian Leighton
Address: 3852 S. Dallas St #201 Aurora, CO 80014
Phone: 720-431-8952
Email: Plumbshop5280.bl@gmail.com

Comment: My concern is for the already experienced lack of parking, this plan should incorporate more on the property parking beyond unit garages, this neighborhood is already hardly represented with an APD presence & children endangered by existing traffic, this would make matters much worse, if there is not a sharing of new traffic to the West, Chester Way and Dallas are already overburdened and dangerous especially to children. Concerns of existing 14 year old trees on the East side of Dallas Street. Concerned in the added number of school buses needed to accommodate added pupils from this new development. I'm against the added danger of increased traffic to our neighborhood and especially for the children and elderly crossing the street without police presence and too small of streets and many lacking proper stop signage.

B.

Name: Julie Leighton
3852 S Dallas St #201 Aurora, CO 80014
Phone: 720-839-2012
Email: U2slainte44@gmail.com

Comment: Thank you for letting us add our concerns to this project. Please when deciding on this layout of new buildings please think of the people that already live here. We currently have problems with overcrowding of vehicles in the street for parking. Town Center Terrace did not plan for residents having more than one car and all the people parking at the light rail. They are known to park all the way up to our spaces. Please do not ruin our sidewalks! Those trees have been there since the beginning as have I and I love the tree in front of my balcony. We currently have problems with vandalism of cars and homeless people coming and going from the light rail. More police presence would be nice. More residents mean more traffic. Cars are currently blowing the 4 way stop sign. There are many children coming and going to the bus stops and we worry about the traffic and their safety. Out of all my concerns of this new project the parking is the biggest because I understand growth is important and I know someone is going to make a lot of money on this project but please think of the us folks who already live here. Thanks



2. Completeness and Clarity of the Application

- A. Please make the corrections shown on the redlines throughout the plan set.
- B. The data block must include the following information in this format:

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1.5146 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	28'-4"
TOTAL BUILDING COVERAGE AND GFA	10,393 S.F. (15.75 %)
HARD SURFACE AREA	23,704 S.F. (35.93 %)
LANDSCAPE AREA	23,986 S.F. (36.36 %)
SIDEWALKS AND PATIOS	7,893 S.F. (11.96 %)
PRESENT ZONING CLASSIFICATION	E-470 CAC
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	210.75 SF *
PROPOSED TOTAL SIGN AREA	210 SF
PROPOSED NUMBER OF SIGNS	3
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	8 SF PER SIDE
PARKING SPACES REQUIRED	47
PARKING SPACES PROVIDED	57
ACCESSIBLE SPACES REQUIRED	3
ACCESSIBLE SPACES PROVIDED	3
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	1

- C. Neighborhood identification monument signs cannot exceed 96 square feet. Is there no monument sign proposed at the Dallas Street/Chester Way intersection?
- D. A public art plan will be required. Section 146-411 provides additional detail:

Sec. 146-411. - Public Art Plan:

(A) Requirement. Each development application for any development that benefits from a Title 32 District organized pursuant to and in accordance with Title 32, Article 1, C.R.S., and chapter 122 of this Code shall include a public art plan.

(B) Submittal. The public art plan shall be submitted along with the first site plan or contextual site plan for the development. Alternatively, if the first site plan or contextual site plan has been approved as of the effective date of this section, the public art plan shall be submitted along with the next ensuing site plan or contextual site plan or the first application for a building permit, whichever is appropriate. At the time of submittal, each applicant shall pay to the city a review fee in an amount established by the director of library, recreation, and cultural services in accordance with the provisions of section 2-587 of this Code.

(C) Content. The public art plan shall provide for the acquisition of exterior works of art in compliance with the rules and regulations promulgated by the director of library, recreation, and cultural services.

(D) Minimum Expenditure. The total amount to be expended by the property owner on such art shall be calculated by multiplying the total gross acreage of land included in the framework development plan, general development plan, or other type of master plan, or, in the absence of such plan, addressed in the development application, by the following amount:

- (1) For that portion of the acreage located in a residential zone or subarea \$260.00
- (2) For that portion of the acreage located in a mixed-use zone or subarea 400.00
- (3) For that portion of the acreage located in a non-residential zone or subarea 540.00

(E) Annual Adjustment. Commencing January 1, 2008, the per acre amounts in subsections (D)(1) and (2) of this section shall be adjusted annually by the percentage change in the twelve-month construction cost index published by the Engineering News-Record.

(F) Exemption. Nothing in this subsection shall apply to any development located within a Title 32 District, where the district is obligated by virtue of the district service plan or an intergovernmental agreement with the city to provide for public art.



3. Architectural and Urban Design Issues

- A. Please update elevation drawings in the Site Plan set so they are black and white line drawings. Colored and shaded drawings are not accepted for recording purposes. The color exhibits are helpful and will be included in the Planning Commission hearing packet.

4. Landscape Design Issues

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

- A. Please see detailed comments below.

Sheet 5 – Landscape Schematic Plan

- Revise the street tree spacing along South Chester Way and Dallas Street to accommodate the required number of street trees.
- Darken the building/curb line of all buildings. See plan.
- On the landscape sheet, show the property line as a typical line type. A long dash and two short dashes.
- Label the mail kiosk.
- What is the line in question? Can it be turned off?
- What is happening with the property line? It appears on other sheets to be off the page compared to what is shown on the landscape plan.
- Please break out the evergreen trees in their own category versus the deciduous.
- Include the tree size for the Canada Red Cherry.
- Adjust the plantings over the walkway.
- Dimension and label all provided buffers along Chester and the private drives. A buffer is technically not required along Dallas since this street is constructed in an urban condition and was designed to match the neighboring property across the street.

Sheet 6 – Landscape Notes and Details

- Darken the Landscape Calculations Table.
- Create the various landscape charts to match what is provided in the Landscape Reference Manual. The examples include information that is currently missing from your tables.
- Update the tables with the comments as noted.
- Provide a table that shows the percentages of high and low water use vegetative areas. Refer to the Landscape Reference Manual, but a hydrozone plan will be required to be submitted with the irrigation drawings. That is typically included in the landscape plan set as the landscape plans are submitted as part of the application to Aurora Water for irrigation plan review.

5. Process

- A. Because this project is part of a General Development Plan (GDP), this project will be reviewed and approved by the Planning Commission at a public hearing. The hearing date is tentatively scheduled for December 8, 2018.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing

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

Andrea Barnes, abarnes@auroragov.org, 303-739-7679

Please provide a digital .SHP or .DWG file for GIS addressing and mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)



Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. These file can be e-mailed to me.

7. Civil Engineering

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

- A. Show/label proposed street and pedestrian lights on Chester Way and Dallas Street. Street and pedestrian lights on public streets will be owned and maintained by the City and must meet City of Aurora standards. A street lighting plan is required with the civil plan.
- B. Provide a typical section for the internal drive as well as the alley.
- C. Dimension the accessible way. It is required to be 6 feet minimum.
- D. Label and dimension existing sidewalks.
- E. Pavement details are not shown on the landscape plan. Pavement material information needs to be shown on the Site Plan.
- F. Label the adjacent drainage facility.
- G. Label slopes, and provide flow direction arrows.
- H. The minimum slope away from buildings is 5% for 10' for landscape areas, minimum slope is 2% for impervious areas.
- I. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- J. Minimum pavement slopes are 1% for asphalt, 0.5% for concrete.
- K. Please do not include City standard details. Please reference the detail number on the plans.

8. Parks, Recreation and Open Space (PROS)

Chris Ricciardiello, Principal Landscape Architect / cricciar@auroragov.org / (303) 739-7154

PROPOSED SITE PLAN REQUIREMENTS

The proposed site plan calls for 63 single-family attached townhome units within a Transit Station Area. A proposed population of 127 is based on a density of 2.02 residents per dwelling unit. Since the project does not propose to provide any public park facilities, park development fees will be due.

Park development fees will be **\$1,409.33 per unit** for a total of **\$88,787.90** for the 63 units if paid in 2018. Each year, park development fees are adjusted per cost of living data.

COLLECTION OF FEES

Park development fees are due at the time of building permit issuance.

9. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

10A. There will be trees affected by development of this area. The nicest of the trees (all Blue spruce) could possibly be transplanted to other places on the site. The minimum tree spade would be a 100" due to the size of the trees on site. These trees are in good condition and it might be worth it to move them. A transplanted tree is considered a preserved tree and no mitigation inches would be required in this instance. However, after-care is crucial to the survival of these trees. Please consult a tree spade operator. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that could be lost are 46", but only 31" would be required for planting back onto the site. The mitigation value is \$6,409.00.



NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Blue spruce	9"	\$1,407.27	Possible Transplant	7"
2	Autumn purple ash	0"	\$0.00	Will not require mitigation due to this being a sucker from a past tree removal.	0"
3	Autumn purple ash	8"	\$120.42		1"
4	Blue spruce	10"	\$1,737.06	Possible Transplant	8"
5	Blue spruce	10"	\$1,737.06	Possible Transplant	8"
6	Blue spruce	9"	\$1,407.27	Possible Transplant	7"
7	Autumn purple ash	0"	\$0.00	Will not require mitigation due to this being a sucker from a past tree removal.	0"
Total		46"	\$6,409.08		31"

10. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331

Maurice Brooks / mbrooks@auroragov.org / 303-739-7294

- See red line comments on the site plan. Release and dedicate any and all easement by separate documents. The 30' Denver Water easement shown will need to be dedicated separately between the owner and Denver Water and not shown on the site plan without that disclaimer.
- Please edit Note #10 to include updated language.
- Add reception numbers to all easements and state "to be dedicated by separate document" where applicable.
- Where an easement is to be dedicated by separate document, please include the names of the two interested parties as noted in the redlines (for example, with Denver Water and the owner).

11. Life Safety

Reviewed by: William Polk / wpolk@auroragov.org / (303) 739-7371 / Comments are in blue.

Sheet 1

- Please remove Note 4.
 - Please identify the 2015 IBC Construction Type and Occupancy Classification.
 - Please add this note: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
-
- Please provide the maximum height of each building.
 - Please use this table for mat showing how accessibility requirements will be met.



- One van accessible parking space shall be provided for every six accessible parking spaces or fraction thereof.
- Please add the following note: THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
- Show and identify the required and provided accessible parking spaces in the data block and on the site plan. The number of parking spaces must comply with the 2015 International Building Code, Chapter 11, and Table 1106.1. This includes required accessible garages.

Sheet 2

- Please show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
- Please provide an easement delineation calling out this portion of the fire lane easement. TYP
- Will this access aisle be dedicated as a fire lane easement? If so, please provide an easement delineation calling out the fire lane easement. TYP
- Please delineate between existing and new fire hydrants within the legend. TYP
- In the areas where the accessible route crosses the drive aisle, provide a 5' cross-hatched walkway across the drive aisle. See example.
- Advisory Note: "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.
- Using a heavy dashed delineation please show the exterior accessible route. The site plan must show an interconnected accessible route to:
 - Public transportation stops.
 - Accessible parking and accessible passenger loading zones. This includes required accessible garages.
 - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
 - Provide an accessible route to all on site amenities. These elements can include but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
 - Self-service storage facilities shall provide an accessible route to individual self-storage spaces designated by the 2015 IBC, Table 1108.3.
 - Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
- Marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Please remove the fire lane sign.
- An address directory sign must be installed at the entrances of the drive aisles. TYP of all drive aisle entrances.
- Advisory Note: An address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door.
- Please revise the orientation of the green belt facing buildings to face either a fire lane or public way. TYP

**Sheet 3**

- Please delineate between existing and new fire hydrants within the legend. TYP
- Please show the location of all existing and proposed water mains and fire hydrants within or abutting this site within 400'. Existing hydrants located outside the plan area can utilize a fire hydrant symbol with an arrow pointing in the direction of the existing hydrant and distance of the hydrant from the nearest property line of the site.

Sheet 5

- Please identify and show the new fire hydrant. TYP

Sheet 11

- Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.)
- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

12. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336 / Comments are in orange.

- A. Please include sight triangles for the interior private intersections. (Site Plan & Landscape Plan)
- B. The design speed of local streets is 30 mph, please update.
- C. Please clarify the proposed intersection control on the interior road.

13. Aurora Water

Reviewed by: Casey Ballard / cballard@auroragov.org / (303) 739-7382 / Comments are in red.

- A. See red redline comments on Site Plan.
- B. Include ownership information for the existing sanitary sewer and water lines.
- C. Provide loading rates for this development to verify downstream sanitary sewer capacity for this project. A utility memo created by Paragon Engineering Consultants, Inc. during the third GDP amendment has been sent to the applicant team.
- D. On the southern portion of the site, records show an existing sewer extension and manhole to the northwest of the manhole on the plan (see redline).
- E. Provide easements for the proposed sanitary sewer. See Section 5.04 for easement requirements. The sanitary sewer easement should be dedicated to the City of Aurora.

14. Xcel Energy

Reviewed by: Donna George, Right of Way & Permits / donna.l.george@xcelenergy.com / (303) 571-3524
Please see the attached letter.

15. Arapahoe County

A. Name: Terri Maulik, Duty Planner
Organization: Public Works and Development Division, Arapahoe County
Email: tmaulik@arapahoegov.com
Please see the attached letter



16. Urban Drainage and Flood Control

Reviewed by: Rich Borchardt, P.E., CFM, Stream Services Division

A. Please see the attached letter. The project is not eligible for UDFCD maintenance.

17. Regional Transportation District

Reviewed by: C. Scott Woodruff, Engineer III

A. RTD has no comments on this project.

18. City & County of Denver Transportation

Reviewed by: Kim Blair, PE, Public Works

A. Thank you for referring this development plan to CCD Transportation. Since there are no CCD ROW frontages and since the TIS states that trips generated fall within the original TIS, I have no objections to the proposed development.

19. Greenwood Village

Reviewed by: Tiffany Holcomb, Planner II and Heather Vidlock, Planning Manager

A. Please see attached letter. In short, there were questions and observations regarding the ADA route and guest parking.



Right of Way & Permits

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

October 11, 2018

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

Attn: Heather Lamboy

Re: Townhomes at Dayton Station, Case # DA-2159-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Townhomes at Dayton Station**. Please be aware PSCo owns and operates existing electric distribution facilities including a transformer and a switch cabinet within the proposed project area and requests that they are all shown on the plans.

The property owner/developer/contractor must complete the **application process** for any new natural 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). 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** at 1-800-922-1987 to have all utilities located prior to any construction.

Should there be any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

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



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
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publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

October 1, 2018

Heather Lamboy
City of Aurora
15151 E Alameda Pkwy 2nd Fl
Aurora, CO 80012
PlansReview@auroragov.org

FILE NUMBER/NAME:	DA-2159-00/1317750/Townhomes at Dayton Station / Site Plan
PROJECT TYPE:	Site Plan for 63 townhomes in 12 buildings on 3.08 acres
LOCATION:	SW Corner of Chester Way and S Dallas St
REFERRAL RECEIVED DATE:	09-27-2018
COMMENTS DUE DATE:	10-13-2018

ARAPAHOE COUNTY OUTSIDE REFERRAL CASE NO:	O18-149
PLAN REVIEWER:	Terri L Maulik, Duty Planner
REVIEW DATE:	10-01-2018
COMMENTS:	The Planning Division has no comments on this project; however, other Divisions and/or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

October 2, 2018

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **TOWNHOMES AT DAYTON STATION - SITE PLAN**
Stream: **Cherry Creek**
UDFCD MEP Phase: **Design**
UD MEP ID: **106325/10002865**

Dear Heather Lamboy,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- **Cherry Creek**

We have the following comments to offer:

1. We have no comments on this project as it is not eligible for UDFCD maintenance. The site is under 130 acres, is not adjacent to a major drainageway, and does not include any proposed UDFCD Master Plan improvements.

Please feel free to contact me with any questions or concerns.

Sincerely,

Urban Drainage and Flood Control District

A handwritten signature in blue ink, appearing to read "Rich Borchardt".

Rich Borchardt, P.E., CFM
Stream Services Program

Lamboy, Heather

From: Heather Vidlock <hvidlock@greenwoodvillage.com>
Sent: Wednesday, October 17, 2018 10:30 AM
To: Tiffany Holcomb
Cc: Lamboy, Heather
Subject: Re: Townhomes at Dayton Station

Heather Lamboy,
We have no comments on drainage or anything other than Tiffany's suggestions in her email today.
Thank you again for the opportunity to review the development.
Heather Vidlock

On Oct 17, 2018, at 11:43 AM, Tiffany Holcomb <tholcomb@greenwoodvillage.com> wrote:

Hi Heather,

Heather V. is on vacation this week, so I wanted to respond.

We've reviewed the application. Our drainage engineer did not have any comments to add. I had a couple of site plan observations for consideration.

- The ADA route through the site on the grading plan was not clear to me. Some interior corners have ADA ramps that do not seem to connect to any other corners with ramps, thus they seem to dead end. Perhaps it's just a drawing typo?

- The guest parking on Dallas Street and at the light rail station nearby was discussed when we met, including the conversion of guest spaces to the mail kiosk area. Considering that the target resident is of the move down age group, walking long distances may not be desirable for those with mobility issues. The shortways walking distance across the site is about 600' but over 1000' if parking near Dallas and Chester and visiting the units in the southwest corner. Is there an opportunity to add a couple of guest / ADA spaces at the south end of the project? Perhaps, parallel spaces along the south property line?

Thanks,
Tiffany



On Tue, Oct 16, 2018 at 6:47 PM, Lamboy, Heather <hlamboy@auroragov.org> wrote:

Hello,

I hope this email finds you well. Tomorrow evening we will be holding the neighborhood meeting for this project.

I will be sending out the first review letter tomorrow prior to the neighborhood meeting. Do you have any comments that I can include as part of my review letter?

Thanks for your assistance and collaboration in this Site Plan review.

Heather L. Lamboy, AICP

Planning Supervisor

Planning & Development Services

hlamboy@auroragov.org

Direct: (303) 739-7184

<image001.png><image002.png>

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