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SDP Application Review Comments – Applicant Responses

Date: May 18, 2018
Project Name: 1725 Peoria St.
Project Address: 1725 Peoria St., Aurora, CO
Project Number: #1208648
Project Coordinator: Jacob Cox
Applicant: Rob Longsworth, Ovis Capital LLC

As part of the formal resubmittal, the following responds to comments received on April 30th, 2018.

1. Community Questions, Comments, and Concerns

1A. As requested in the first review letter, a neighborhood meeting was held regarding the proposed development on March 27, 2018 at Moorhead Recreation Center. Approximately 10 residents, plus the applicant, consultants and city staff, attended the meeting. The primary neighborhood concerns that were discussed included the amount of on-site parking proposed, traffic increases along 17th Avenue and Peoria Street and the height of the building. Other items discussed included the unit makeup (i.e. studio versus one-bedroom units), site access and potential types of retail uses. One comment was received with the second submittal from NANO reiterating their concerns about the project.

Name: Nadine Caldwell

Organization: Northwest Aurora Neighborhood Organization (NANO)

Comment: Our concerns and comments remain the same-no parking waivers, traffic concerns and density.

Response: Comment noted. As discussed in the Neighborhood Meeting, we believe parking has been adequately provided for the development, based on the findings of the Parking Analysis provided by Walker Consultants. We believe the City can continue to work with the surrounding neighbors to develop traffic and parking solutions that fit with the growth of the area.

2. Completeness and Clarity of the Application

2A. Please make the Site Plan Notes text larger on Sheet 2.

Response: Comment noted. Text size has been increased by 25%.

2B. Call out and label the screen wall that is screening the loading space on Sheet 3.

Response: Comment noted. Screen wall location has been called out on Sheet 3.

2C. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting CAD Data Submittal Standards is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final Site Plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the City's standards.

Response: Comment noted.

3. Zoning and Land Use Issues

3A. Developments within the Fitzsimons Boundary Area District have unique sign standards. These standards are outlined in Section 146-1613 of the Zoning Code. Along with wall signs, you have the option of installing grand projecting signs, canopy signs, sidewalk signs, pedestrian blade signs, monument signs, etc. It appears that you calculated the signage in the Data Block based on the signage requirements in Section 146-1609, so this should be revised. You do not need to determine the number, square footage or the types of signs at this point in the process because these can be reviewed through the sign permit process. In the Data Block, simply state that signage will comply with Section 146-1613. Please note that all signs must also follow the sign design and color criteria and the sign illumination standards.

Response: Comment noted. Table has been updated with note citing Section 146-1613.

3B. Please provide a detail of the screen wall that will be adjacent to 17th Avenue.

Response: The screen wall is a full height brick wall to match the building. The car in the elevation is in the street and has been removed for clarity.

3C. Staff encourages you to provide an artistic wrap on the transformer along 17th Avenue to reduce the visual impacts of this utility. If you wish to pursue this, please contact Anna Bunce in Public Works at 303-729-7263.

Response: The Developer is not pursuing an artistic wrap for the transformer at this time in the process. However, the Developer will take this into consideration as the design progresses and will make a final decision during the construction document phase of the project.

3D. Label the number of parking spaces on the ground floor in each row on Sheet 3.

Response: Comment noted. Ground floor parking garage spaces have been labeled as requested.

4. Streets and Pedestrian Issues

4A. Please clearly note that the Gullwing street lights should be mocha brown and the Louis Poulsen Kipp pedestrian lights should be black on Sheet 18.

Response: Notations added as required.

4B. The pedestrian lights on Peoria Street appear to be shown in different locations on the Site Plan and the Photometric Plan. On the Photometric Plan, it looks like the pedestrian lights are not fully within the public right-of-way. Please clarify where these lights are located.

Response: Light location has been adjusted to match the Civil Site Plan. It is located within public ROW.

4C. Please add a bench along 17th Avenue so there is one along both street frontages.

Response: Comment noted. See Site Plan.

4D. Add a note that states that the standard concrete pavement will have 5' x 5' score lines per the Fitzsimons Boundary Area Public Realm Design Standards.

Response: Comment noted. See Site Plan.

5. Architectural and Urban Design Issues

5A. Please send the colored renderings of the building to your Case Manager for inclusion in the Planning Commission report and presentation.

Response: Color renderings were sent to Sarah Wieder via email on April 30, 2018.

5B. On the building elevations within the plan set, please remove the graphics from the windows / metal screens as this could create confusion for the zoning inspectors. They can remain on the colored elevations and renderings.

Response: All graphics have been removed from the elevations in the windows or on the screens as requested.

5C. Show the screen wall on the southern building elevation.

Response: The screen wall is a full height brick wall to match the building as shown. The car in the elevation is in the street and has been removed for clarity.

5D. Remove sign dimensions from the building elevations in case this changes prior to submitting sign permits.

Response: Sign dimensions have been removed from the building elevations.

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

Sheet 6

6A. Add a column that has the required / provided buffer width.

Response: The table has been revised per comments.

6B. Add the additional notation to the Non-Street Frontage Buffer as shown.

Response: The table has been revised per comments.

7. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)

7A. PROS will invoice the applicant for park land dedication in accordance with the criteria submitted for 1725 Peoria. Based on the 96 multi-family dwelling units and a population of 240 persons, the required neighborhood park acreage is 0.72 acres and the required community park acreage is 0.26 acres.

Response: Comment noted.

7B. Payment for park land dedication shall be paid by the applicant prior to approval of the final plat.

Response: Comment noted.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org)

8A. Include easement dimensions on the Utility Plan.

Response: Comment noted. See revised Utility Plan

8B. No trees will be allowed over the water meter and bypass line. The water meter lid must be accessible at all times. A fixture unit table and estimated daily average usage is required for 3" commercial meters on Civil Plans.

Response: Comment noted. Landscape plan has been revised. Meter lid will be accessible at all times. Fixture unit table and estimated daily average use will be provided with Civil CDs.

8C. See additional comments on the Utility Plan.

Response: Comment noted. See Redline responses.

9. Forestry (Beck Lamphear / 303-739-7177 / rlamphea@auroragov.org)

9A. Tree mitigation will be achieved by upsizing street trees. No further reviews are necessary from Forestry.

Response: Comment noted.

10. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org)

10A. Begin the easement release and easement dedication processes.

Response: Comment noted. Easement release & off-site public utility easement dedication processes have been started.

10B. There are some easements being encroached upon with the building overhangs that will need to be reconfigured out of the building envelope.

Response: Comment noted. Per conversation with Jacob Cox on 5/17/2018, the sidewalk easement has been revised to exclude all building overhangs and entry ramps along 17th Street and Peoria Street. The easement jogs to maintain the full width easement where possible. The drainage easement at the northeast corner is aligned with the angled building overhang. Additional labels have been added to the Site Plan to clarify the variable width easement.

10C. Start the license agreement process for the encroachments of objects (rails, steps, bike ramps and ramps) in the easements or rights-of-way.

Response: Comment noted. License agreement process has been started.

10D. Upload the state monument records for the aliquot corners used on the Subdivision Plat.

Response: Comment noted. Records are included with this submittal.

10E. Upload the Certificate of Taxes Due.

Response: Comment noted. Certificate of Taxes Due has been included with the third submittal.

10F. Currently, the ownership listed on the Subdivision Plat is noncompliant with the Secretary of State's business registry and will be delinquent at the end of April 2018. This will need to be rectified before the Subdivision Plat approval.

Response: Comment noted. An updated title commitment will be ordered prior to finalizing the plat. There has been no change in ownership since the previous Title Commitment. Per conversation with Darren Akrie on May 1, no further action required.

11. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aps.k12.co.us)

11A. The school land dedication obligation for the proposed 96 residential units is .3142 acres in accordance with Section 147-48 of the City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value of zoned land with infrastructure in place for this obligation. Cash-in-lieu of school land dedication is due before platting.

Response: Comment noted.

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

12A. See Attached comment letter.

Response: Comments noted. We will continue to work with Joanna Gomez on the final utility design during the CD phase.