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June 26, 2020

Mr. Jacob Cox
Project Manager
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Aurora One (#1400386)/Pre-Application Meeting Comment Responses

Dear Mr. Cox:

This letter is in response to the City of Aurora's comments dated September 20, 2019. Please see the responses following the comments in *red italics*.

Planning Department

Key Issues:

- The Master Plan submittal must assure a walkable street integrated with planned street and trail connections from Horizon Upton to the north. *Noted.*
- The Master Plan must include submittal requirements described in the existing FDP Manual. *Noted.*
- Permitted residential uses include Multifamily and townhomes. Single family detached and alternative configurations such as green courts and motor courts are not permitted. *Noted.*
- Please submit a Zoning Inquiry if a rezone from AD Airport District will be requested on the south end of the property. *We have received a Zoning Inquiry response for Application #1444265 dated April 9, 2020. City staff is neutral at this time on the request to rezone from AD Airport District to MU-R Mixed Use – Regional.*

General Zoning Code Review of your Property:

- Your property is zoned MU-R Mixed Use Regional District (effective 9/23/2019). *Noted.*
- The uses you propose, "Residential", "High Density Residential", "Commercial", "Mixed-Use" may be permitted depending on the specific use. The proposed use of "Self-Storage" is not permitted in the zone district. *Noted.*

Types of Application(s):

- As part of your application, you will need to make the following land use requests: *Noted.*
 - Zoning Map Amendment (146-5.4.1.C) (relating to the existing AD zoning at the south end of the property)
 - Mater Plan (146-5.4.1.E)
 - Major Subdivision – Preliminary Plat (146-5.4.2)
 - Major Subdivision – Final Plat (146-5.4.2)
 - Major Site Plan(s) (146-5.4.3.B)

The Master Plan and Preliminary Plat and potential zoning map amendment should be submitted together. Typically, the Final Plat and Site Plan(s) are tuned in together following approval of the Preliminary Plat and Master Plan. *Noted. Preliminary Plat will be submitted following the first FDP submission and has not been included in this application. No specific end users are known at this time.*

- Your project can be reviewed and approved administratively. *Noted.*

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- The following applications, manuals and design standards may also be helpful in completing your application for submittal: *Noted.*
 - City of Aurora CAD Data Submittal Standard
 - Framework Development Plan Manual (for a Master Plan)
 - Landscape Reference Manual
 - On-line Application
 - On-line Application and Plan Submittal Guide
 - Preliminary list of community groups and homeowners associations within a one mile radius of your proposed development
 - Site Plan Manual
 - Northeast Area Transportation Study (NEATS)
 - Street Standards Ordinance [126-1] and [126-36]
 - Street Standards, Roadway Cross Sections
 - Subdivision Plat Manual
 - Subdivision Plat Checklist
 - Xeriscape Plant List (see Landscape Reference Manual)
 - Your application will be uploaded through our Planning Portal as separate PDFs. Please ensure that, during the PDF creation process, all AutoCAD SHX test items are removed from the comment section and that the sheets are flattened to reduce the select-ability of items. Plan submitted for City Pre-Acceptance review will be rejected if it is determined that plans do not comply; this could result in delays in application start times if the applicant is asked to re-upload corrected PDFs. *Noted.*

Standard and Issues:

1. Zoning and Land Use Issues

A. Zone District

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development. More specifically, the district intends to promote: (1) A larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point, (2) A safe and pleasant pedestrian and bicycle environment connected to the streets and walkways; (3) Nodes for multi-modal movement, including mass transit facilities; and (4) A pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas (UDO Section 146-2.4.7.A). *Noted.*

- UDO Sections 146-2.4.7.E-M include detailed requirements for development within the MU-R zone district. The Master Plan proposal must reinforce these requirements and provide preliminary plat layout where it is clear the requirements can be met. *Noted. Preliminary Plat will be submitted following the first FDP submission and has not been included in this application.*
- In addition, most uses include “Use-Specific Standards” (UDO Section 146-3.3). *Noted.*



- The south end of the property may be located in the AD Airport Zone District. Residential uses are not allowed in this zone district. If you would like to consider a rezone for this area, the first step is to make a zoning inquiry for a proposed-rezone and staff will provide you a response in writing. *Zoning Inquiry has been made, see previous response. Rezoning effort will run concurrently with the FDP and Preliminary Plat applications.*
- These pre-application notes have been written assuming the entire project area is zoned MU-R. *Noted.*

B. Master Plan

The Master Plan Submittal must comply with what is currently referred to as the FDP Manual. Every Master Plan should be based on a central idea or organizing concept. One of the goals of the Master Plan process is the creation of distinctive districts and neighborhoods in newly developing sections of the city. Use existing topography, creative land use planning, to help create a strong “sense of place”. Design standards regarding landscaping, architecture, urban design and public art will be required to create a sense of place. Applicants will submit these documents either at the time of submittal of the Master Plan or in an amendment to the Master submitted with the first Site Plan for the project. *Noted. Design Guidelines will be submitted at a later date.*

C. Preliminary Plan

The expectation is a Preliminary Plat will be included with the Master Plan Submittal. The preliminary plat process is to evaluate the proposal relative to subdivision requirements prior to the submittal of a final plat and site plan. The preliminary plat submittal must include enough detail to evaluate UDO Section 146-4.3 including (1) Avoidance of Sensitive Areas (4.3.5); (2) Creation of Distinct Neighborhoods (4.3.7); Through Connectivity (4.3.8); Block Dimensions (4.3.9); and Lot Design and Layout (4.3.10). We will also review parks and open space, school dedications and stormwater facilities per requirements. A transportation impact study and preliminary drainage analysis will also be submitted at this time. A Final Plat consistent with the Preliminary Plat must be submitted within three years of the date of approval of the Preliminary Plat. With the platting of lots, blocks and tracts, undevelopable tracts shall be avoided unless they are required to accommodate open space, drainage or similar facilities. *Noted. Preliminary Plat will be submitted following the first FDP submission and has not been included in this application.*

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns. *Noted. Preliminary coordination with Traffic on layout has occurred.*

All existing or planned streets from Horizon Uptown intersecting with old 6th Avenue must be extended into this development. The Master Plan for Horizon Uptown anticipates more streets intersecting with old 6th Avenue all of which should be extended south. (UDO Section 146-4.5.3). Horizon Uptown has established a maximum access or street separation along old 6th Avenue of 550 feet. This is in order to support the intent of this area as a highly walkable area. The expectation is this proposal will

have similar design parameters. *Noted. Connections to roadway network in Horizon has been made to the greatest extent possible.*



KEY MAP OF THE NEIGHBORHOODS AT HORIZON UPTOWN
The Neighborhoods at Horizon Uptown are concentrated around the Central Park, within walking distance of the Town Center

THE NEIGHBORHOODS PURPOSE AND VISION

Figure 1 Horizon Uptown Design Standards and Guidelines - Vol 5_Neighborhoods_V2.4

Mixed Used zone districts have additional access and connectivity requirements (UDO Section 146-4.5.4). *Noted.* All lots must have direct access to a dedicated public or private street. Alternative “indirect access” configurations such as green court dwellings, or motor court dwellings are not permitted in this zone district. *Noted.* In addition, block perimeters are limited to 2,800 linear feet with a maximum length of any block face of 700 feet. *Noted.* With the proposed street network shown of the Master Plan additional street will need to be created to meet these requirements. Any townhomes proposed are required to front a street. *Noted.*

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete, please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information. **Tri County Health was contacted 6/24/20 Donna Gamond-LVM** *CDPHE has been contacted 6/24/20 LVM in Mailbox for citizens advocacy to direct call. No known environmental issues exist. Developer has received and reviewed Phase I and Phase II environmental report from property owner.*

Buckley AID:

Because this property is located within the Airport Influence District of Buckley Air Force Base (BAFB), the applicant must assure that an aviation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code. *Noted.*

To streamline this process, the City of Aurora will record the aviation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner’s signature
- Notarizing the document
- Including a legal description of the property



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- Including a survey of the property

The completed easement form can be dropped off or e-mailed to Porter Ingram at pingrum@auroragov.org. It may also be e-mailed to the case manager. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications. *Noted.*

Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID. *Noted.*

NID: Portions of this property are located within the Noise Impact District (NID) of Buckley AFB. The NID is composed of those areas between the Ldn 55 and the Ldn 60 noise contours. New residential uses or structures in the NID permitted by the underlying zone restrictions must include noise reduction measures in the design and construction in accordance with Section 146-810 of the Aurora Zoning Code. Please contact the Building Division at 303-739-7240 regarding the specific construction requirements for building in the NID. *Noted.*

4. Site Design Issues

A. *Density of Use*

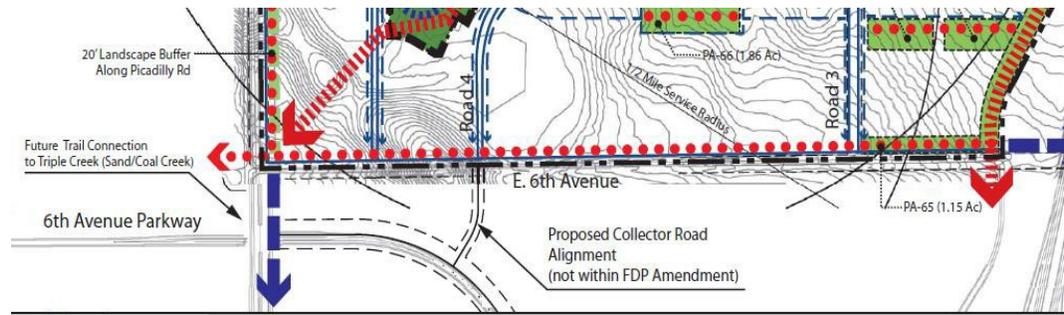
The MU-R zone district only permits higher density residential products in walkable configurations where all building face and have direct access to a street. Only multifamily, live work and townhomes are permitted residentially. Alternative configurations such as green courts and motor courts are not permitted in this zone district. *Noted.*

B. *Building Orientation*

In general, the code requires all buildings within this mixed-use district to directly abut a street with a pedestrian entrance from the street. Surface parking is located behind or to the side of the building and not between the building and the street. *Noted.*

C. *Pedestrian Circulation and Linkages to Off-Site Trails & Open Space*

Trails extending south from Horizon Uptown must be included in this plan and extended, such as the E-470 Regional Multi-Use Trail. Relationships to planned amenities in Horizon Uptown should be considered and described in your proposal. *Connections have been made to the greatest extent possible.*



ora, Colorado

Figure 2 - Horizon Uptown Open Space and Circulation Plan

D. *On-Site Vehicular Circulation*

Access and Connectivity standards for subdivision and site design are intended to promote safe and convenient vehicle, bicycle, wheelchair, pedestrian, public transit, and other mobility device connectivity among individual development sites, trails, sidewalks, and convenience shopping areas to encourage travel by bicycles, transit, other micro-mobility devices, or walking as an alternative to automobile trips, to reduce the frequency and shorten the distance of automobile trips, to provide multiple routes to many destinations, and to implement the Comprehensive Plan goals or other approved plans or design studies. Each development shall accommodate safe and convenient movement for all modes of transportation throughout the development and to surrounding areas as well as create an efficient automobile circulation system that avoids the creation of large, isolated tracts without routes, or with only one route, for access to the area. Access to sites shall be consolidated with access to adjacent properties to the maximum extent practicable in order to minimize curb cuts (UDO Section 146-4.5).

Noted.

E. *On-Site Amenities and Use of Open Space*

The zone district includes specific requirements for Outdoor Common Space (UDO Section 146-2.4.7.H), such as the requirement for 25% of the land area within each nonresidential development site shall be outdoor commons area located on and connected to adjacent public spaces. *Noted.*

Multifamily should include 20% open space, a portion of which should be usable outdoor spaces including playgrounds and play fields as well as gathering spaces. For the purposes of open space multifamily development in MU-R is treated the same as R-4.

Noted.

Neighborhood Parks should maximize local street frontage to increase access and visibility. Frontage along high speed collectors and arterial streets should be avoided. Private property abutting neighborhood parks should be limited. In this walkable more urban zone district pedestrian connections throughout the development should be primarily accommodated with sidewalks along streets on walkable blocks. Trails should be used less in an urban district unless they are in conjunction with a natural amenity such as a creek. *Noted.*

F. *Parking*

In addition to the parking requirements in UDO Section 146-4.6, MU-R has specific parking requirements in Section 146-2.4.7.I. limiting parking along the E-470 frontage and along “Walkable Main Streets.” The Master Plan Design Standards should reinforce site layouts with parking located behind or to the side of buildings rather than between the building and the street. *Noted.*

G. *Site Lighting*

The purpose of this Section 146-4.9 is to ensure that vehicle circulation areas, pedestrian circulation areas, parking areas, public gathering spaces, approaches to buildings, and other areas have adequate outdoor illumination to promote safety and walkability at night; to control the negative impacts associated with nuisance outdoor lighting, excessive lighting, light pollution, dramatic contrasts between lit and unlit areas; and to minimize light spillover onto adjacent properties. *Noted.*

The Master Plan should include a variety of lighting types including pedestrian scaled lighting such as bollard and pole lights under 16 feet tall. Private sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface. *Noted.*

5. **Landscape Design Issues**

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

General Landscape Plan Comments. The applicant shall prepare a Master Plan aka Framework Development Plan (FDP) that includes standards that address the overall landscape and aesthetic requirements for the entire Aurora One development. Please refer to the Master Plan (FDP) Manual when preparing this document as it outlines the specific components to be included.

Noted. Design Guidelines will be submitted at a later date.

When developing the master plan, consider aesthetic themes that are unique to each area of the plan yet resonate throughout the entire development. There may be specific and/or distinctive character area design themes that are typically expressed through architecture, paving, pedestrian plazas, landscaping, gathering spaces as well as public art. Design standards should be illustrated using text, tables, drawings, photographs and renderings. They should be specific and measurable standards that are carried out in future site plan submittals. *Noted. Design Guidelines will be submitted at a later date.*

While not an all-inclusive list, your Master Plan document should at a minimum address the following: *Noted. Design Guidelines will be submitted at a later date.*

- **Streetscapes:** Hierarchy of streetscape aesthetic treatments streets. Will there be urban streets or will they all be suburban. Will tree grates vs. larger pavement openings be necessary for street trees and understory plantings or will the streets all have curbside landscapes? The spacing and arrangement of street trees. Please address street furnishings such as benches, trash receptacles, planters, signage, banners, lighting etc. in terms of their style and use throughout the development.

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- **Public gathering spaces:** Will there be plaza spaces associated with the core of the development and the integration of pedestrian public spaces associated with residential development? Amenity spaces might be located between building entrances and the street. For residential units, spaces should be centrally located to the site. How will the interconnection of public spaces with walkways and trails be designed? How does future development take advantage of any proposed urban green corridors?
 - **Views:** How is building placement oriented to address what people see when looking into the development from the external streets surrounding the site? What views if any, are highlighted or captured from within the development looking out? Amenity spaces, buildings, public art as well as principal entrances are encouraged to be located to create interesting views from the street and from within the site.
 - **Public Art:** Does the public art component theme get carried throughout the development within the architecture or public accoutrements? Or is there only one larger public art piece provided in a central location? Public art can act as a gateway entrance into the site or building and can serve multiple purposes if designed and sited properly.
 - **Landscaping:** How will internal streets be landscaped? Will there be both urban and suburban streetscapes? How are amenity spaces buffered from vehicular movements and parking areas? Landscaping should be considered in the mitigation of any noise that may arise from adjacent land uses. All areas of the site not required for vehicular circulation, parking, loading or a recreational amenity should be developed as a landscaped area.
 - **Entry Monumentation:** Will there be any unique entry monuments associated with the development? Are there major and minor monuments? How are the colors, themes and architecture tied to the rest of the development?
 - **The Main Street:** Will there be one primary entrance into the development and how will that be treated aesthetically with landscape, monumentation/signage, hardscape etc.?
 - **Hardscapes:** How do hardscape materials, patterns and colors relate to the public areas within the development? Where are they used relative to traditional concrete?
 - **Walls and Fences:** What are the proposed materials, colors and heights and aesthetic designs?

6. Architectural and Urban Design

A. Design Standards

Standards for building design are intended to promote a pedestrian-friendly street edge and scale to buildings. New buildings shall implement building and roof articulation methods to avoid long, flat walls and provide visual interest in architecture. High quality materials are encouraged to enhance the architectural character and promote overall building longevity. Buildings shall respond to context with a hierarchy of façade design (UDO Section 146-4.8.1). *Noted. Design Guidelines will be submitted at a later date.*



Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view. *Noted. Design Guidelines will be submitted at a later date.*

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on ground floor design. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance. *Noted. Design Guidelines will be submitted at a later date.*

Note: “Single-family detached or two-family dwellings” are not applicable in this zone district as they are not permitted. *Noted. No single family is being proposed at this time.*

Table 4.8-1
Building Design Standards Applicability by Building Type
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Façade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:
 [1] Only applies when more than two stories or over 30 feet tall.

Note: “Single-family detached or two-family dwellings” are not applicable in this zone district as they are not permitted.

B. Screening of Mechanical Equipment



Standards for the screening of mechanical equipment are described in Section 146-4.8.11. *Noted.*

7. Signage

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Section 146-4.10 of the Zoning Code for complete regulations. *Noted.*

Your Master plan must include additional standards for signage to for enhanced design and organization of signage to reduce clutter. *Noted. Design Guidelines will be submitted at a later date.* A wayfinding signage approach should also be included in the Master Plan. *Wayfinding signage plan has been included in the FDP.*

8. Adjustments

From the material you supplied us, it appears that your plans are not sufficiently detailed to determine whether any design standard adjustments are involved.

If you decide to request any adjustments, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 146-5.4.4.D of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur. Major Adjustment requests require a public hearing at the Planning Commission. *Noted.*

9. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal. *Noted.*

10. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. *Noted.*

Pre-submittal Meeting:

At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule. *Noted.*

Community Participation:

You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department. *Noted.*

Neighborhood Services Liaison:



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- Your Neighborhood Services Liaison is Meg Allen. She has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.
 - All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.
 - Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

Parks, Recreation & Open Space Department (PROS)

Project Characterization:

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project: *Noted.*

- Your proposal includes a mix of residential uses and potentially one neighborhood park.
- Your proposed site is adjacent to Triple Creek open space on the southwest side of your property.
- A new Master Plan is required for this site.

Triple Creek Open Space and Conservation Easement:

Please be aware that the south and west portion of your property abut City of Aurora owned property that currently has a conservation easement. This conservation easement requires that no damage to resources occur including any negative impacts from drainage and construction. *Noted.*

There is also a 25' special landscape buffer required along all properties that abut this open space. This is measured from your property line in and may not be encroached into by buildings, pavement, parking, sidewalks, or detention areas. Please work with PROS on the treatment of that buffer during the site plan phase and ensure it is addressed within your landscape design guidelines at the Master Plan level. *Noted. Buffer has been called out on the Open Space and Circulation Plan.*

PROS Master Plan Requirements

Residential Unit Counts:

The applicant must provide all residential unit counts in accordance with proposed planning areas, Form D data, Form J data, and related residential densities. Residential unit counts will then be used by PROS to revise park and open space land dedication requirements and to aid in the planning of onsite park land and open space areas. *Form D and Form J are included in this submittal.*

Form J:

The applicant shall provide a Form J Parks, Recreation and Open Space Matrix conforming to the Master Plan manual requirements. This includes Planning Area Designations, Description and Inventory of Facilities, Total Acreage of Planning Areas, PROS Credited Acreage, Final Ownership and Facility Funding, and Trigger for Each Phase. Coordinate the continued development of the Aurora One park and open space system and associated Form J with PROS staff. *Form J is included in this submittal.*

Public Improvements Plan:

Include the implementation phasing for park and open space development for the Master Plan as part of the Public Improvements Plan. *Public Improvements Plan Narrative included in this submittal.*

Form D:

Enumerate all park and open space related parcels and their related acreages on Form D for further evaluation by PROS staff. *Form D is included in this submittal.*

Open Space, Circulation and Neighborhood Map:

The applicant shall provide an Open Space, Circulation and Neighborhood Map conforming to the FDP manual requirements. Show all distinct parkland and open space planning areas on the map. Coordinate the development of the open space system and associated Open Space, Circulation and Neighborhood Map with PROS staff. *Map included in this submittal.*

Park Service Areas:

Please include all park service areas on the Open Space Map. This should include a ½ mile radius for Neighborhood Parks and a ¼ mile service radius for Pocket Parks. Ensure that all residential on site is within the service radius identified from wherever you place the park. PROS suggests shifting the park south to be more closely integrated with the residential area. *¼ mile service area shown. ½ mile service area encompasses the entire site and is not shown. ⅓ mile has been noted in the legend.*

Population Impact

For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons. Single family includes duplexes and townhomes and detached houses. For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit. *Noted.*

Land Dedication

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project: *Noted.*

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

Ownership and Maintenance

It is PROS standard that all parks required as part of land dedication requirements be accommodated on site within the master plan boundary. Through coordination with PROS, the ownership, construction, and maintenance responsibilities shall be assigned to either the applicant (HOA/Metro District) or COA through this master plan. Please note that parks must be a minimum of 5 acres for PROS to take ownership. *Noted. Master Plan designates COA for ownership and maintenance.*

Trail Connectivity

The High Plains Trail is a regional trail network planned from Parker all the way up to DIA and eventually to Broomfield. This future regional trail will be built on the west side of E-470 adjacent to your project. Please provide internal connections to the trail corridor that are in line with internal road networks. This

should include a striped crosswalk at the road intersection of your internal roadway. *Noted. Crosswalks have been noted on Master Plan.*

Neighborhood Park Design

Depending on the number of units proposed for this development, the size of your park may change. Please note the following design requirements for Neighborhood Parks below: *Noted.*

- Neighborhood Parks must serve residential neighborhoods within a ½ mile radius.
- Neighborhood Parks should be directly connected to regional and community trails through detached walks and/or local trail connections.
- Neighborhood Parks may not be adjacent to arterial roads and may not be surrounded by roadways on all sides.
- Neighborhood Parks must be a minimum of 3 acres in size or a minimum of 5 acres in size if they are to be owned and maintained by the City of Aurora.
- Neighborhood Parks have certain programmatic elements that must be included. These include, at minimum, 2 playgrounds (ages 2-7, ages 7-12), trash receptacles, clear connectivity to adjacent residential, lighting, benches, landscaping, internal trails/walks, dog waste stations, picnic shelter and tables, and an open turf play area measuring the size of a standard soccer field.

Community Park Cash-in-Lieu:

Please note that the outstanding balance for Community Park Land Dedication must be satisfied in the form of a cash-in-lieu payment due prior to recordation of the first subdivision plat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. *Noted.*

Park Development Fees:

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. Please note that you will be required to pay the community park portion of the park development fees as a community park will not be placed on site. *Noted.*

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change. *Noted.*

Forestry Division

There are several trees on this property around existing structures that may be impacted by development. Please plan to hire a Consulting Arborist to inventory this site for tree mitigation information. Also, please be sure to have the Arborist that is hired, contact me to discuss the inventory/appraisal and formats that are required. *Noted. Tree inventory will be done at the time of development impacting trees.*

Tree Mitigation Requirements:



Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents are not acceptable for tree mitigation.

Forestry's Role in Site Plan Review:

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Below is a list of Consulting Arborists that you can contact for the tree inventory.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo .com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

- A spreadsheet will be provided by the Consultant showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.
- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at Parks, Recreation & Open Space Dedication and Development Criteria manual.

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

Aurora Public Schools

In accordance with Section 4.3.18 of the Unified Development Ordinance, there will be a school land dedication requirement for all residential units approved as part of the Aurora One development. The size of the school land requirement will depend on the number and types of residential land uses approved. APS may be willing accept cash-in-lieu of school land depending on the amount of residential land use and the projected student yield. *Noted.*



Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal. *Noted.*

Key Issues:

- A Master Utility Study is required for this development. *Master Utility Study provided.*
- This site will drain to the future 18-inch sanitary sewer in Picadilly. This main is not yet installed and is planned to be installed by the Horizon Uptown development. *Noted. PIP and Master Utility Study revised accordingly.*
- This project needs to coordinate utilities with surrounding developments and their current utility studies. *Noted.*
- Culvert crossings of Steven D. Hogan Parkway have been installed, but not yet accepted. This development will coordinate with surrounding developments to install remaining portions of culvert according to approved improvement plans. *Noted.*
- A domestic allocation agreement will be required starting in 2019 for connections 2" and larger. *Noted.*

Utility Services Available:

- Water service may be provided from the mains in 6th Avenue and Valdai Street/Avenue *Noted.*
- Sanitary sewer service may be provided from the Future extension to Picadilly Road. *Noted.*
- The project is located on Map Page 07T *Noted.*

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development
 - Grease Interceptors are required for commercial kitchens
 - Sand/Oil Interceptors are required for vehicle maintenance facilities
 - All utility connections in the arterial roadway are required to be bores. *Noted.*
- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual). *Noted.*

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional storm water fees may be charged and are based on the amount of impervious surface created by this project. *Noted.*
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. *Noted.*
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. *Noted.*

Public Works Department

Traffic Engineering will receive a referral of the Site Plan and Subdivision Plat for review and comment.

Key Issues:

- A Traffic Impact Study (Regional) or Master Traffic Impact Study will be required for this development. See below for additional information. Current horizon year is 2040. *Noted.*



- Traffic Signal Escrow will apply to this development. The Master Traffic Impact Study will include analysis where future Traffic Signals will be located. *Noted.*
- Too many access points are shown on the pre-app submittal. Stephen D Hogan will have a raised median along this portion of the roadways. City of Aurora minimum Traffic Signal spacing is 660' but may need to be extended based on queuing analysis at intersections. *Noted.*
- Design appropriate pedestrian crossings and review the Traffic Calming section in the Traffic Impact Study when the trail system and roadway cross section are detailed. *Noted.*
 - Show all adjacent and opposing access points on the Site Plan. *Noted.*
 - The access onto 6th Avenue shall align with the opposing street to the north. Review Horizon Uptown documentation (Civil Plans) to ensure alignment *Noted.*
 - Label the access movements on the Site Plan. Some access points shall be permitted as a right-in/right-out only or right-in/right-out/left-in only. *Noted.*
 - Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3. *Noted.*
 - Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10' *Noted.*
 - The city has standards in regards to collector streets. Homes and drives are allowed to front this street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition. *Noted.*
 - Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition. *Noted.*

ROW/Plat:

- Designate a Public Access Easement along private roadways. *Noted.*
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner. *Noted.*
- A traffic signal easement shall be required at all potentially signalized intersections to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. *Noted.*

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan: Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. *Noted.*
- Show the installation, by developer, "Right Turn Only"/"Do Not Enter" signs at appropriate location(s). Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards. *Noted.*
- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment. *Added to standard notes on Master Plan. See note 18.*

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- Multiple intersections of are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add a note to the PIP that: All future Traffic Signal location funding shall be according to the City of Aurora’s Traffic Signal Escrow Ordinance. Add the following note to the Site Plan(s):

(Applicant/owner name, address, phone) shall be responsible for payment of _____ 25%/50%/100% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement. *Noted. Discussion provided in PIP narrative.*

- A Traffic Impact Study, include data from surrounding approved Traffic Impact Studies (Horizon Uptown MTIS, Steven D Hogan Pkwy TIS, and Harmony Commercial TIS), will be required for this site which will include addressing the following specific items: Approved TIS are available through the City’s Open Records Request process.
 - Existing, buildout and 2040 average daily traffic counts.
 - Include detailed analysis of:
 - All site access points
 - Intersection of Steven D Hogan Pkwy & Picadilly
 - Intersection of Steven D Hogan Pkwy & Rome
 - Intersection of Steven D Hogan Pkwy & E/W Roadway
 - Intersection of Steven D Hogan Pkwy & N/S Roadway
 - Intersection of Steven D Hogan Pkwy & Valdai St
 - Intersection of 6th Ave & Rome
 - Intersection of 6th Ave & N/S Roadway
 - Intersection of Valdai St & E/W Roadway
 - Intersection of 6th Pkwy & E-470 Ramps
 - Interior intersection analysis
 - Plan with ADT & roadway classification
 - Signal Warrant Analyses of all intersections where ADT of at least one roadway is over 4,000–Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
 - If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
 - Analysis of pedestrian connectivity, Pedestrian LOS.
 - Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout,

Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.
 - The Traffic Study shall also be uploaded with the rest of the submittal. *Noted.*
- Additional improvements may be identified through the Traffic Impact Study and document review process that may require additional ROW, easements, or funding. *Noted.*

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- A Public Improvement Plan (PIP) shall be submitted with the Master Plan. A draft narrative outline is available upon request. The narrative shall outline what improvements are required with each planning area as well as identify triggers for improvements. *Noted. PIP provided.*
- A master drainage report shall be submitted with the Planning Department master plan. Detention and water quality is required. The master drainage report shall coordinate with existing Urban Drainage outfall studies and adjacent developments. *Noted. Master Drainage Report provided.*
- The City Engineer confirmed that there are to be no cuts into Stephen D Hogan Parkway for three years. Any variance from this policy would need to be discussed with the City Engineer and the Director of Public Works. *Noted.*
- The information that follows is specific to site plan submittals.

Improvements: All information specific to site plan submittals is noted.

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.
- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.
- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.
- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on



the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.
- If gates are incorporated into the design of the development they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.
- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. The street lighting plan shall be included with the Civil Plan submittal.

ROW/Easements/Plats:

- ROW dedication is required for public streets. *Noted.*
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersections of local roadways. *Noted.*
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements. *Noted.*
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. *Noted.*
- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued. *Noted.*
- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer. *Noted.*



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- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision, and in conformance with the UDFCD’s Sand Creek Right Bank Tributary OSP. *Noted.*
 - Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. *Noted.*
 - Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. *Noted.*

Fire/Life Safety Comments – Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues. Noted.

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road. *Noted.*

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150’ of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. *Noted.*

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online. *Noted.*

Civil Plans: Noted. Items will be addressed at the time of Civil Plans.

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Handicap Accessible Parking Signs
- Keep Drive Aisle Passable at All Times Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Emergency Responder Radio Coverage: Noted.

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

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- The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
 - Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed. *Noted.*

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii. *Noted.*
 - The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines. *Note has been included in the Master Plan.*
- Private streets built to public street standards typically do not require a fire lane easement dedication unless modifications are made to the public street standards. Determination for the dedication of a fire lane easement will be assessed at time of site and civil plan reviews. Advisory comment: Where a private street built to a public street standard is modified, and years from now the landowner wants to convert these private streets to city maintained public streets, the modifications made to the street system could jeopardize any city interest in assuming responsibility for these private streets. *Noted.*

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements includes both internal site areas and abutting public street systems. *Noted.*

Fire Sprinkled Structures: Noted.

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that

these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.

Framework & General Development Plans:

The link provided will provide the developer with important fire department requirements that must be reflected within a framework or general development plan.

- A new FDP for this site will not require a permanent or temporary fire station requirement due to the Horizon site to the northwest having already compensating for these requirements. *Note added to the Master Plan that no fire station will be required.* We will address the Whelen Siren System requirements for a 10' x 10' land dedication at time of site plan and plating. *Note added.*

Gated Entry: Noted.

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative).
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions please contact a Fire/Life Safety representative by calling 303-739-7420.

Handicap Accessibility Requirements:

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1 and the 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing. *Noted.*

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1. *Noted.*

Knox Hardware: Noted.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox boxes on the site plan amendment submitting to the Planning Department.

Legend: Noted.

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

*Loading and Unloading Areas: **Noted.***

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

*Motor Fuel Dispensing Sites: **Noted.***

Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages must reflect the specific elements within the site plan submittal.

- Show and label locations of underground fuel storage tanks with gallon size and type of fuel being stored.

*Phasing Plans: **Noted.***

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

*Photometric Plan: **Noted.***

- 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".
- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

*Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes: **Noted.***

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Framework and General Development Plan Note) On-Site and Off-Site Infrastructure Requirement. *Notes included.*
- (Framework and General Development Plan Note) Whelen Warning System Requirements *Notes included.*
 - As each CSP and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed. *Noted.*
 - Whelen Siren Access Requirements: *Noted.*
 - Provide a 12' wide concrete access drive.
 - Design as a 6" reinforced concrete drive surface.
 - Show it as coming alongside the tower for parking and maintenance.
 - If this access drive creates a dead end longer than 150', a turnaround is highly recommended, and we may need to discuss it further. If it is less than 150', it should be adequate without a turnaround. (You should be able to control the length of the access drive since you have some latitude re: the tower setback from the community center access drive.)
- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement *Noted.*

- (Plat Note) If Plat Contains Fire Lane Easement *Noted.*
- (Plat Note) If Plat Contains Designated Fire Lane Corridor *Noted.*
- (Plat Note) If Plat Contains an Emergency Access Easement *Noted.*
- (Site Plan Note) Access Control Gate or Barrier Systems *Noted.*
- (Site Plan Note) Accessibility Note for Commercial Projects *Noted.*
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221 *Noted.*
- (Site Plan Note) Addressing *Noted.*
- (Site Plan Note) Aircraft Noise Reduction (LDN) *Noted.*
 - This area is within a noise mitigation area. Sec. 22-425
- (Site Plan Note) Alternative Fire Lane Surfacing Materials. *Noted.*
- (Site Plan Note) Americans with Disabilities Act *Noted.*
- (Site Plan Note) Emergency Ingress and Egress *Noted.*
- (Site Plan Note) Emergency Responder Radio Coverage *Noted.*
- (Site Plan Note) Fire Lane Easements *Noted.*
- (Site Plan Note) Fire Lane Signs *Noted.*
- (Site Plan Note) Self Service Storage Facility Emergency Access Requirements *Noted.*
- (Site Plan Note) Self Service Storage Restrictions *Noted.*

Site Plan Data Block: Noted.

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Special Design Considerations: Noted. Specific items will be addressed at site plan, plat or civil plans as appropriate.

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structures may utilize a 200 foot reach criteria in place of the 150 foot standard requirement.
 - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.

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- Combined Fire Lane, Public Access and Utility Easements
 - Construction of Fire Lane Easements and Emergency Access Easement
 - Cul-De-Sac's
 - Dead-end Fire Apparatus Access Roadways
 - Dead-End Public Streets
 - Encroachment into Emergency Access or Fire Lane Easements are Prohibited
 - Grade
 - Labeling of Easements on the Site Plan, Plat and Civil Plans
 - License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
 - No Parking is allowed within a Fire Lane Easement
 - Private Streets Constructed to Public Street Standards
 - Pocket Utility Easements for Fire Hydrants
 - Public Street Systems Adjacent to Site
 - Remoteness
 - Speed Bumps
 - Snow Removal Storage Areas
 - Two points of Emergency Access
 - Width and Turning Radius

*Trash Enclosure: **Noted.***

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements and License Agreements that may be necessary for development of property.

Subdivision Plats:

- The property has never been platted and will be required to be subdivided in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current Subdivision Plat Checklist. The review of the plat can run concurrently with your other Planning Dept. submittals. **Noted.**
- A pre-submittal meeting with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30 minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend and bring two sets of the plat. **Noted.**

Site Plans:

A site plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Site Plan Checklist. **Noted.**

Separate Documents:



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- During the Pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions that may require a separate document. Following are the links to additional information if needed later in your formal review process: *Noted.*
 - Dedications Packet
 - License Agreement Packet
 - Off-site easement dedications may be required in order to make your project work. It's up to the developer to obtain these easements for the City, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedication Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan. *Noted.*
 - If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan. *Noted.*
 - You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.) If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded. *Noted.*
 - If street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303-739-7901 for additional details and contact information. *Noted.*

Please don't hesitate to contact me should you have any questions about these comment responses.

Regards,
THK ASSOCIATES, INC.



Julie Gamec, RLA, LEED AP BD+C, Assoc. AIA
Project Manager
303-770-7201

