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July 28, 2022

Sophia Macicek
Cortland
3424 Peachtree Road NE, Suite 300
Atlanta, GA 30326

Re: **Second Submission Review:** Cortland at Abilene Station – Master Plan Amendment, Site Plan with Adjustments and Plat
Application Number: DA-1944-05
Case Numbers: 2006-2014-02; 2022-4029-00; 2022-3025-00

Dear Ms. Macicek:

Thank you for your second submission, which we referred out on July 6, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments,

Since many 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 August 18, 2022 to remain on schedule.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Eva Mather, Norris Design
Kayleigh Robinson, Norris Design
Laura Rickoff, ODA
Filed: K:\\$DA\1944-05rev1.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Please continue coordinating with the adjacent property owner to the east regarding their comments below that were received in May 2022.

Name: Raymond Suppa

Comment: Hi Sarah, As a follow up the email below I had a Virtual Meeting with Sophie Macicek of Cortland about their proposed 581 unit apartment project. She explained to me their issue with the Fire Dept. I came to understand from that Virtual Meeting the current idea is not to extend 3rd Ave so it could eventually connect to Billings St due to concerns of having a 4way intersection at 3rd and Blackhawk. Sophie's current idea as explained to me is to build a tunnel under building 300 on their site plan that would accommodate a fire truck. They would also use the Fire Lane access on Lot 1 and build a stairway from lot 1 to building 300.

I previously sent you the Cities response to a proposed rezoning of my property, this is when I also owned Lot 1 and 2 on the attached survey, Lot 1 is the charter school and Lot 2 is vacant that I still own. As you will see in the City comments they wanted Billings Street extended to 3rd Ave. per the Abilene Station Area Plan.

It's my opinion that it would be a major planning error not to extend 3rd Ave to my property, Lot 2 on the attached survey and to follow the Abilene Station Area Plan! I am willing to allow the use of my property, Lot 2 and the easement I have over Lot 1 on the attached survey to provide access from 3rd Ave to a Billings St extension which would connect to 4th Ave.

I would have to oppose the current plan as presented to me due the negative impact it would have on the future development of Lot 2. In addition the current plan does not follow the Abilene Station Area Plan.

1B. Please clarify if there has been communication with the property owner north of Building 300 as the proposed fire access location may impact their parking lot. Provide an update to staff with the next submittal. See Fire / Life Safety comments for additional information.

1C. Update the Letter of Introduction to address the remaining redline comments.

1D. Include additional details in the Data Block, including the dwelling units per acre (since this is noted as a standard in the Station Area Plan), the permitted / proposed signage area and number of signs, and the required parking ratios for each use.

1E. Make minor revisions to the Vicinity Map and Signature Block per redline comments. In addition, an Amendment Block must be added to the Cover Sheet.

1F. Update the language for some of the adjustment requests on both the Cover Sheet and in the Letter of Introduction.

1G. Ensure that the zone districts called out in the Site Plan are correct (i.e. POS instead of MU-POS and MU-TOD instead of TOD).

1H. Some of the building setbacks that are called out do not appear to be shown correctly. Please ensure that there is a maximum 10' building setback along streets per the Station Area Plan and Master Plan.

1I. Please consolidate or modify the location of the bike racks outside of Building 300 so that landscape requirements can be met. See Item 3 for additional information.



1J. Per Section 146-4.6.5.E, the ground floor of parking garages shall provide a landscape wall (or another treatment identified in the table). The landscape buffer is a separate requirement and is different than a landscape wall that is integrated into the façade of the parking garage. If this is not provided for the parking garages associated with Building 300 and Building 500, another adjustment will be required.

1K. For Building 500, the proposed parking garage material (precast concrete) should be included in the overall material percentages because it is directly facing a street (unlike in Building 300). Please remove the proposed footnote on those sheets and update the percentages.

1L. Add the requested footnotes to the parking garage plans regarding the compact parking spaces. It should be clear which buildings require the adjustment (and why) and which do not.

1M. Update the graphic / table for the 20% on-site outdoor space requirement to specifically call out the required square footage based on the site area and add a note that references this code section. This requirement is separate from any PROS parks and open space standards, although the proposed areas may be eligible to count for both.

1N. The Landscape Plan references two different fence conditions along the eastern property boundary, but only one detail is provided. Please clarify.

1O. Please provide an approval letter from the Design Review Board prior to the Planning and Zoning Commission public hearing.

1P. Many sheets within the Site Plan are still slightly blurry / pixelated. Please try to improve this with the next submittal.

1Q. Please make minor updates to the colored elevation and building material documents per redline comments. In addition, it would be beneficial for the renderings to also be uploaded as a separate document so they are larger and can be utilized for the future Planning and Zoning Commission presentation.

1R. Address the remaining redline comments on the Master Plan Amendment regarding permitted uses and landscape standards.

1S. Please review the concerns from RTD (Item 13) and ensure that there is coordination with them prior to the next submittal.

1S. 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. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.

2. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

2A. File was received. No additional comments.

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

Sheets 10 and 11

3A. Coordinate with PROS on grading that is occurring outside of the applicant's property on city property.

Sheet 31

3B. What is the anticipated mulch treatment for trees in the curbside landscape or plant material in the non-street buffers?



Sheet 32

3C. Move the quantity column over where indicated within the Plant Schedule.

3D. All ornamental trees shall be 2" at the time of installation.

3E. Tree that are being provided in non-street buffers (i.e. the north and eastern buffers, not south / southeast adjacent to the High Line Canal) are required to be upsized where residential abuts existing or potential non-residential uses. Ensure that the Plant Schedule reflects that, as well as the actual Landscape Plan.

Sheet 33

3F. Update the landscape tables per redline comments.

Sheet 36

3G. Turn off the interior of the buildings and just have a darker building outline.

3H. Add the requested street name.

Sheet 38

3I. Add the requested street name.

3J. Label the light rail lines and make them darker.

3K. Show the platted property line for the plaza as a traditional linetype.

3L. What are the identified lines? If it's the curb line, darken and ensure that the curb reads more distinctly.

Sheet 42

3M. Include all the utilities and utility easements. There are water, gas, and electric lines that are not being included on the Landscape Plan.

3N. Provide the street names where indicated.

3O. 50% of the trees along the eastern and northern property boundary lines are required to be evergreen. Plant sizes for the trees must be upsized where residential occurs adjacent to a non-residential use.

3P. The curbside landscape is too narrow and is not allowed to be sod. Please provide the required shrubs and update the landscape table provided to reflect the required and provided shrubs in accordance with the UDO.

3Q. Provide plant labels for all of the plant material. Shrubs and trees are missing plant call-outs.

3R. Dimension and label the buffers for the non-streets.

3S. The note at the bottom of the Non-Street Buffer table indicates that a 6' tall wooden fence has been proposed as a buffer reduction feature in accordance with the UDO. There does not appear to be a fence along the eastern property boundary.

3T. Label the proposed mulch treatment along the eastern property boundary.

3U. Update the legend. There are two hatches that are identical representing two different turf types.

3V. Include the existing and proposed contours in the legend and on the Landscape Plan. Ensure that they are dark enough to read.



3W. What is meant by Condition A and Condition B for the three-rail fence? There is only one three-rail fence detail provided, so why are there two different conditions?

Sheet 43

3X. The curbside landscape is too narrow and is not permitted to be sod. Please provide the required shrubs and update the landscape table provided to reflect the required and provided shrubs in accordance with the UDO.

3Y. Consolidate and organize where the bike racks are needed and can be accessible. It is not acceptable to have a tree stuck between two bike rack locations in a small space.

3Z. There appear to be shrubs and trees being planted on existing trees.

3AA. Label the High Line Canal trail.

3BB. Dimension and label the special landscape buffer.

3CC. Label the pool fence.

3DD. The various fences being proposed do not read well. The linetype seems to be too small as the fences are hard to discern.

3EE. Label key elements in the hardscape on the Landscape Plan. See redline comments.

Sheet 44

3FF. The hatch pattern for the plaza is not in the legend. Please add and also darken it.

3GG. Label and call out the mural wall.

3HH. The curbside landscape is too narrow and is not permitted to be sod. Please provide the required shrubs and update the landscape table provided to reflect the required and provided shrubs in accordance with the UDO.

3II. Darken the building outline on all Landscape Plan sheets.

3JJ. Label the bike racks.

Sheet 45

3KK. Label the requested items and easements.

3LL. There appears to be a tree that may need to be shifted outside of the easement.

3MM. Coordinate with PROS on whether they will permit landscaping and irrigation to occur on city property that is to be owned and maintained by the multi-family developer.

Sheet 46

3NN. Based upon the contours, it looks like the grading being shown is not the current version.

3OO. Darken the parking spaces and grading.

Sheet 47

3PP. If a 6' fence is being proposed along the eastern property boundary, provide a detail with material, height and color.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Label the existing private drive where requested.
- 4C. Label the inside and outside radii for the fire lane easement.
- 4D. Show the proposed sidewalk easement. Ensure it is setback per redline comments.
- 4E. Add the requested note regarding street lighting.
- 4F. Provide a dimension from flowline to flowline where requested on Sheet 6.
- 4G. Remove the requested portion of the detail called out on Sheet 7.
- 4H. Indicate the maximum height or height range for the retaining walls.
- 4I. Check the slope labels where requested on Sheet 8 and 11.
- 4J. Verify with Aurora Water if the storm proposed under the building will be permitted. Label the dashed linework around the pipe. Is it an easement? If so, reflect on the Plat.
- 4K. Add all paving to the legend.
- 4L. Ensure all trees are a minimum of 10' from the storm sewer.
- 4M. Remove the requested note regarding reproduction / publishing of sheets from all applicable sheets.

5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

- 5A. Address all redline comments on the Traffic Impact Study and resubmit with the next submittal.
- 5B. The traffic signalization costs will be \$219,283.20 based on the prorated site acreage to the overall development acreage and the overall development total signalization cost responsibility.
- 5C. Provide sight triangles where requested per COA TE-13.
- 5D. Label all access movements.
- 5E. Show stop signs.
- 5F. Show the RRFB at the location noted on Sheet 5.
- 5G. 50' minimum is required between stop signs and trees.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 6A. No additional comments were received from Aurora Water.



7. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in purple)

Master Plan Amendment

7A. Verify the dedication numbers shown on the last sheet. They do not reflect what is noted on the Site Plan or in the comment response.

Site Plan

7B. Provide the requested note.

7C. No structures or flatwork are permitted within the special landscape buffer. Please remove walls and fences from the buffer.

7D. Cash-in-lieu of unmet dedication will be due at the time of Plat recordation. Park development fees are due at the time of building permit issuance.

7E. Provide a table noting the requirements of the special landscape buffer (1 tree and 10 shrubs per 30 linear feet).

Plat

7F. Include ownership information in the tract table.

7G. Provide the requested note.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

8A. Provide the Implementation Plan table information.

8B. Add the accessible parking to the Data Block.

8C. The phasing plan must address two points of fire apparatus access and looped water supply for each phase.

8D. Many of the symbols on sheets are unreadable. Please fix.

8E. Provide fire lane signs.

8F. Show the fire riser room location.

8G. Provide a clear access for the fire access path. Crosshatch with "NO PARKING."

8H. Show Knox box locations. Provide them at main entrances and riser room doors. Show in the legend.

8I. Provide bollard labels.

8J. Label the fire lane easement.

8K. Show accessible parking signs and label.

8L. The decorative section of fire lane needs to reflect a note stating that it will support the imposed loads of the fire apparatus up to 85,000 pounds.

8M. Bollards must be set back at least 35' where noted on Sheet 6.

8N. Show turning radii for fire lanes.



8O. Provide spot elevations for the fire lane easement and accessible parking spaces per redline comments on Sheet 10.

8P. Only a total of 90-degree bends are allowed in fire service lines.

8Q. Relocate the FDC for Building 500 where requested on Sheet 16.

8R. No parking is permitted in the fire lane easement (regarding the food truck parking shown on Sheet 38).

8S. Address all miscellaneous redline comments on the Site Plan and Plat.

9. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

9A. Address all redline comments on the Site Plan and Plat.

10. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

10A. Please continue coordinating with Roberta on the Public Art Plan.

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

11A. See the attached comment letter.

12. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

12A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 581 proposed apartments is 1.9013 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to Plat approval.

13. Regional Transit District (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

13A. There are two concerns that the RTD has about this project: 1) They have not identified where they want to tie into the platform at for their development. There is a gap between the platform and their property line so we know they will need to get on our site to perform survey and make sure they can tie into the platform safely. These areas should be identified on the plan as soon as possible as access agreements may need to be created and those could take time with our real properties group. 2) The RTD would also like to see some signage to assist the people internally how to get to the station, which we feel would also benefit the development to direct people to the station through their retail area.



Right of Way & Permits

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

July 22, 2022

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

Attn: Sarah Wile

Re: Cortland at Abilene Station - 2nd referral, Case # DA-1944-05

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional concerns at this time for **Cortland at Abilene Station**.

The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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