

May 31, 2018

City of Aurora – Planning and Development Services  
Mr. Brandon Cammarata, Project Manager  
15151 E. Alameda Pkwy.  
Aurora, CO 80012

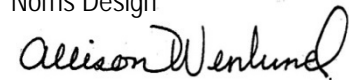
Re: Providence at the Heights – Response to 1<sup>st</sup> Review Comments

Dear Brandon:

Thank you for your first review comments which we received on April 18, 2018. We have reviewed all comments and addressed them in this letter.

Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the City to make this new community a success.

Sincerely,  
Norris Design



Allison Wenlund  
Associate

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update Traffic Impact Study per comments.  
*Response: The traffic study has been updated accordingly.*
- Provide additional information regarding parking waivers both quantity and design.  
*Response: The parking study has been updated accordingly.*
- Begin the easement release and the License Agreement processes.  
*Response: Easement relinquishments are included with Plat.*
- Note Parks and Public School land dedication requirements.  
*Response: Noted, thank you.*
- Maintain tree lawn through middle section of drive lane.  
*Response: Revised as requested.*

## PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251 / PDF comment color is teal.

### 1. Community Comments

1A. Two handwritten letters were received from Mr. Wendt regarding 15651 and 15661 E. Custer Place. A wide variety of concerns are identified ranging from trash to traffic to loss of open space.

*Response: Noted, a neighborhood meeting was held on May 24, 2018 to provide detailed information and address concerns of the adjacent property owners.*

### 2. Completeness and Clarity of the Application

2A. Include abutting zone districts on site plan.

*Response: Abutting zone districts are now shown per the Aurora GIS zoning map.*

2B. Include ADA route on site plan.

*Response: Revised as requested.*

2C. Identify trash enclosures.

*Response: Revised as requested.*

2C. Provide a physical materials board.

*Response: A PDF of a physical materials board is included in this submittal. Per 5/22/18 conversation with Brandon Cammarata, this will suffice for the second submittal and provide staff a document to review and comment on. Comments will be incorporated, and a physical board will be delivered in advance of the Planning Commission hearing.*

### 3. Zoning and Land Use Comments

3A. Completed avigation easement needed.

*Response: An avigation easement will be executed and recorded upon approval of the site plan.*

3B. Parking Quantity (Waiver)

My understanding is the proposal would leave the church with 149 parking spaces and 125 are required based

purely on assembly seating (500/4). Please provide a brief overview of the church's assembly and worship days and times. Also, identify the frequency and nature of other uses conducted at the facility and the parking demand of those activities according to city code. If a more detailed review of the uses at the church does not change the parking requirement, then there is an excess of 24 parking spaces for the church.

My understanding is 36 spaces are provided for the apartments plus two accessible spaces for a total of 38. I understand the nature of the parking study you provided. However, one unique aspect of this project is onsite staffing which is in addition to the parking numbers identified in your analysis.

A brief analysis of the shared parking provisions indicate that a shared parking agreement in accordance with the parameters described in Table 15.2 may satisfy the parking reduction criteria more robustly.

***Response: A draft shared parking agreement has been created for 24 parking spaces located in the church's existing parking lot and is subject to change. It will be executed and recorded upon finalization of the project. A copy of the current draft agreement is located within the appendix of the traffic/parking study.***

In your next submittal:

(1) Identify parking numbers in the Site Plan Amendment by aisle.

***Response: Revised as requested.***

(2) Provide an overview of the church's operations to clarify the minimum parking requirement. This overview should include assembly days and times and an overview of other uses generating parking demand over the course of a typical week. Uses should generalize times and days identify parking demand per city code.

***Response: An overview of the church's parking operations were added to Section 10.0 of the traffic/parking study.***

(3) Please re-address shared parking scenarios. Shared parking appears to provide a more robust mitigation for the proposed parking reductions. If one or both parties are not willing to consider this option please identify as well.

***Response: A draft shared parking agreement has been created for 24 parking spaces located in the church's existing parking lot and is subject to change. It will be executed and recorded upon finalization of the project. A copy of the current draft agreement is located within the appendix of the traffic/parking study.***

(4) Please clarify when and where parking will be utilized by staff for the apartments and how that is captured by your analysis.

***Response: The maximum number of staff members on site is 5. Based on the available data, it was determined that the demand of the proposed affordable apartments is 30 parking spaces which includes employee needs. The proposed project includes 38 parking spaces which is eight parking spaces more than the calculated demand for this land use type and can accommodate the 5 staff members.***

(5) Please address the number of accessible spaces as requested by Life Safety.

***Response: Table 15.1 of the Aurora Municipal Code requires this project to provide 90 parking spaces. Per International Building Code table 1106.1 when between 76 and 100 parking spaces are provided, (4) accessible parking spaces shall be provided. The plan has been revised to provide 4 accessible parking spaces.***

(6) Are there assurances you can provide to the Planning Commission from a programmatic standpoint that parking will be managed. In addition, how is parking addressed in the longer term if the programmatic approach changes to a more typical scenario? The shared parking approach appears to provide greater assurances moving forward.

***Response: A draft shared parking agreement has been created for 24 parking spaces located in the church's existing parking lot and is subject to change. It will be executed and recorded upon finalization of the project. A copy of the current draft agreement is located within the appendix of the traffic/parking study.***

### 3C. Parking Design (Waiver)

(1) Please include carport design in the plan set. Also you suggest the location of the carports creates a buffer to the plaza area, additional information on how this buffer is accomplished may be helpful to the Planning Commission.

***Response: Additional detailing has been included in the plan set indicating the proposed details for the carport and screen.***

(2) In presenting this waiver request to the Planning and Zoning Commission staff recommends presenting a more robust and detailed analysis of unique circumstances associated with your proposal and greater detail as to how you have taken steps to mitigate the reductions of structured parking.

***Response: Noted, thank you.***

### 3D. Access Drive (Waiver Mitigation)

(1) Stripe crosswalk at south end of drive access.

***Response: Revised as requested.***

(2) Add tree lawn to the "end cap" of the church parking aisle to match the curb line to the south.

***Response: A designated tree lawn has been added to the end cap of the parking island.***

(3) Future improvements to the church parking lot may require the addition of a buffer to the back of sidewalk.

***Response: Noted, thank you.***

(4) Clarify if the two parking spaces along the drive aisle are allocated to the church or not.

***Response: Because a shared parking agreement is now proposed, all spaces are available to both parties.***

### 3E. Architecture

(1) The majority of the building has strong definition of the top, middle and base of the building as well as glazing and detail elements. The east end of the building does not have those features to the same degree. Please incorporate features used elsewhere on the building on the east end to delineate the top, middle and base.

***Response: The design of the stair tower on the east side of the building has evolved to incorporate additional detailing. The primary design concept is to use a gradient of brick colors and masonry detailing to establish horizontal lines that connect the stair to the rest of the façade.***

(2) Please provide a physical materials board for the Planning Commission meeting.

***Response: A pdf of a physical materials board is included in this submittal. Per 5/22/18 conversation with Brandon Cammarata, this will suffice for the second submittal and provide staff a document to review and comment on. Comments will be incorporated, and a physical board will be delivered in advance of the Planning Commission hearing.***

(3) Provide details for the raised planters by main entrance, low garden box trellis by the car ports and trash enclosures. The planter boxes in front of the main entrance should function as seat walls 16" to 20" high with seat cap of similar or larger dimensions.

***Response: Due to budgetary constraints, the seat walls near the main entrance have been eliminated. The planters remain but will be bounded by the edge of the concrete sidewalk. Additional details have been included for the carport planters, trash enclosure, and arbor.***

#### 4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in [teal](#).

#### Aurora Alliance Church Site Plan Amendment

##### 4A. Sheet 4 Landscape Plan

Label/call-out the soft surface trail. Add a note that states it will be installed with the Providence At the Heights development.

***Response: The soft surface trail has been labeled on the plan sheet and the note has been added to the plan.***

- Label the fitness stations.

***Response: Acknowledged. The fitness stations have been labeled.***

- Specify a sod and seed mix.

***Response: The specified sod and seed mixes have been added to the plan.***

- Add a note describing the mulch treatment for the trees.

***Response: Acknowledged. A mulch note has been added the plan.***

- Add 'Not For Construction' to the landscape plan.

***Response: "Not For Construction" was included on the previous documents. It is to the right of the Sheet Number.***

#### Providence at the Heights

##### 4B. Sheet 6 Landscape Notes

- Add 'Not For Construction' to all landscape sheets in the landscape plan set.

***Response: "Not For Construction" was included on the previous documents. It is to the right of the Sheet Number.***

- Add the basic light fixture information as it pertains to any proposed lighting in parking areas and/or pedestrian areas under the City of Aurora Notes.

***Response: Basic light fixture information has been added to the City of Aurora notes.***

- Update the landscape tables as noted.

***Response: Acknowledged. The tables have been modified per the redlines.***

- Remove the portion of note 14 where indicated as the city will not take over ownership and maintenance responsibilities of the street trees.

***Response: Acknowledged. Standard City of Aurora notes have been updated accordingly.***

##### 4C. Sheet 9 Landscape Planting Plan

- If the perennials proposed along the building face are being used to count towards building perimeter landscape requirements, please call out the quantities and actual species proposed.

***Response: Perennials are not being included in the total building perimeter landscape totals.***

- Plantings and trails are permitted only within the buffer. No fencing, raised gardens or garden composting.

*Response: The fencing and garden area have been rearranged to not fall within the 25' special buffer limits. Due to budgetary constraints, the garden boxes, shed, and compost will be provided in the future, by Owner.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 5. Addressing

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

5A. The address for this building is 15600 E Alameda Pkwy, Aurora, CO 80017. Please provide the number of units per floor for this structure.

*Response: This project proposes 12 units on the first floor, and 19 per floor on the second and third floors.*

5B. Please submit a preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: Parcels, Street lines, Building footprints (If available)

*Response: Digital drawings are provided as requested.*

5C. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.

*Response: Digital drawing is on NAVD 83 Colorado Central project.*

### 6. Civil Engineering

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

6A. Indicate pavement material type (Site Plan sheet 3)

*Response: Revised as requested.*

6B. Is there a stop sign at the apartment access?

*Response: A stop sign is being proposed at apartment access.*

6C. Please set the easement 0.5' from the back of walk to allow for maintenance (both site plans).

*Response: A new proposed easement of 1.0' from the back of walk has been provided.*

6D. Where is the feature referenced on Note 2 Site Plan Sheet 4.

*Response: Note 2 on Sheet 4 has been removed. Extended detention basin is not being used for this project.*

6E. Minimum pavement slopes: 1% for asphalt and 0.5% for concrete.

*Response: Noted.*

6F. Minimum 2% slope in swale or provide underdrain.

*Response: Noted. Underdrain has been provided where less than 2% slope in swale.*

### 7. Real Property

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

7A. See red line comments on the plat and site plan. Begin the easement release and the License Agreement processes.

*Response: Noted.*

## 8. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371 Comments in [blue](#).

### Site Plan Comments

#### Sheet 1

Please remove House Bill 03-1221 portion

**Response: House Bill 03-1221 has been removed from the cover sheet.**

- Provide and identify the required and provided Van Accessible parking spaces according to the 90 spaces required, even if the waiver is granted for 36 overall spaces  
**Response: Table 15.1 of the Aurora Municipal Code requires this project to provide 90 parking spaces. Per International Building Code table 1106.1 when between 76 and 100 parking spaces are provided, (4) accessible parking spaces shall be provided. The plan has been revised to provide 4 accessible parking spaces. Additionally, per 1106.5 of the IBC, at least one van accessible space shall be provided for each 6 accessible spaces provided. The plan has been revised to provide 1 van accessible space.**
- Has the Planning Department granted the waiver of parking from 90 to the 36 proposed? If the original requirement is 90 parking spaces, the accessible spaces cannot be waived, and you must calculate the required number on 90 parking spaces, not 36. Please note, we cannot waive accessibility requirements of the code.  
**Response: Table 15.1 of the Aurora Municipal Code requires this project to provide 90 parking spaces. Per International Building Code table 1106.1 when between 76 and 100 parking spaces are provided, (4) accessible parking spaces shall be provided. The plan has been revised to provide 4 accessible parking spaces.**

#### Sheet 2

- Please replace note (7) with the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.  
**Response: Revised as requested.**
- Please replace note (3) with the following note: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF  
  
STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_.  
**Response: Revised as requested.**

#### Sheet 3

- Please include Tow-Away symbol sign to the accessible parking signs

*Response: Tow-Away sign has been included.*

- Advisory Note: "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments  
*Response: Revised as requested.*
- Advisory note: The separation requirements from fire hydrants shall not be located less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides  
*Response: Revised as requested.*
- In the area indicated for accessible route, provide a 5' cross-hatched walkway across the drive aisles. TYP  
*Response: Walkway cross hatch provided.*
- Relocate light fixture outside the Fire Lane easement. TYP  
*Response: Revised as requested.*
- Is this element a Knox Box? If so, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."  
*Response: Knox box symbol has been updated to an X within a box and has been labeled.*
- The exterior accessible route shall interconnect to the public sidewalks of the adjacent street. Additionally, accessible routes shall have a minimum 1ft candle lighting along entire route to the public right of way.  
*Response: The exterior accessible route is now interconnected to the public sidewalks at Alameda Parkway.*
- The landscape sheets show a light fixture in this area. Please remove or update sheets to show fixture. The site and utility plans must reflect the location of all fire hydrants and FDCs.  
*Response: Sheets have been updated and light fixture has been removed.*
- Please identify all public and private entrances. Advisory note: The exterior accessible route must extend to Accessible  
*Response: Main entry (public) has been labeled on all plans.*
- Provide and identify the exterior fire riser door/room.  
*Response: Water room is now being identified.*
- Which door is the main entrance? Please label accordingly. Once identified, relocate the fdc and the knox box to the main entry door  
*Response: Revised, the FDC and Knox Box has been moved to the main entry door.*
- Relabel as fire department connect as "FDC w/approved plugs"  
*Response: FDC has been relabeled as "FDC w/ approved plugs".*
- Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site.  
*Response: Noted.*

- Are these doors a required exits, are these areas part of an accessible route? If so, do the exterior accessible routes provide access to the front area of the structure?  
*Response: The doors to the south and west are not part of the accessible route and are all private entrances. There is currently one public (main entry), which is labeled on the sheets.*
- Remove 52' outside turning radii and replace with right-angle  
*Response: 52' outside turning radius has been removed.*

#### Sheet 4

- The proposed reach being shown has been approved by Fire/Life Safety without the addition of new fire lane easements.  
*Response: Noted.*

#### Sheet 5

- Relocate light fixture outside the Fire Lane easement. TYP  
*Response: Revised as requested.*
- Advisory note: The separation requirements from fire hydrants shall not be located less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides  
*Response: Acknowledged.*
- Fire Riser Room? If so, please label accordingly  
*Response: Water room has been labeled.*
- Identify Fire Line using the following example: "6" Fire Line DIP (Private)."  
*Response: Revised as requested.*
- Is this element a Knox Box? If so, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."  
*Response: Knox box symbol has been updated to an X within a box and has been labeled.*
- Provide and identify the exterior fire riser door/room.  
*Response: Water room has been labeled.*
- Relabel as fire department connect as "FDC w/approved plugs"  
*Response: FDC has been relabeled as "FDC w/ approved plugs".*
- Remove 52' outside turning radii and replace with right-angle  
*Response: 52' outside turning radius has been removed.*

#### Sheet 7

- Please relocate the light fixture outside the fire lane easement  
*Response: All lighting has been relocated to be outside the fire lane easement.*
- Relabel as "Knox w/approved Hardware"  
*Response: Acknowledged.*
- Relabel as "FDC w/ approved Knox Plugs"

*Response: Acknowledged.*

- Relabel as "23' Fire Lane easement"

*Response: Acknowledged.*

- Is this area being used a parking space? If so, how will the light fixture configuration work?

*Response: Lighting placement has been modified to eliminate conflicts with proposed parking stalls.*

#### Sheet 8

- Advisory note: The separation requirements from fire hydrants shall not be located less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides

*Response: Acknowledged. Fire hydrant separations have been met, and have minimum 5' clear space on all sides.*

- Relabel as "23' Fire Lane easement"

*Response: Acknowledged.*

#### Sheet 10

- Relabel as "23' Fire Lane easement" TYP of all sheets.

*Response: Acknowledged.*

#### Sheet 15

- Which is the main entrance door? Please label accordingly, and show the FDC and Knox Box at the main entry to the structure.

*Response: The main entrance to the building has been labeled, and the FDC and Knox Box have been shown and labeled.*

- Show the location of the FDC and Knox Boxes where applicable. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."

*Response: The site plan has been revised to identify the FDC and Knox boxes as requested.*

- Fire Riser Room. Please label the door intended to provide access to the fire riser room

*Response: The site plan has been revised to indicate the door intended to provide access to the fire riser room.*

#### Sheet 16

- Show the accessible route of travel on the site and photometric plan with a heavy dashed line. The exterior route shall interconnect to the public sidewalks of the adjacent street. Additionally, accessible routes shall have a minimum 1ft candle lighting along entire route to the public right of way

*Response: The site plan has been revised to show the accessible route connecting to the public Right of Way. In addition, the site photometric has been updated to provide the required lighting along the accessible route.*

#### Plat Comments

#### Sheet 2

- The fire lane easements on the plat does not consistently state what is shown on the site plan. Additionally, please identify and provide the changes noted on site plan sheet 3 as they pertain to the 90 degree corners in lieu of outside radii of 52'. Revise both site plan and plat to match.

***Response: The proposed easement between site plan and plat are now consistent and the 90 degree corner has replaced the 52' radii.***

## Site Plan Amendment Comments

### Sheet 1

- Please identify all of the data block elements.  
***Response: This building was built in 1980 and the original construction type is not readily available to this project team. The building is equipped with a sprinkler system and the parking lot does accommodate one Van Accessible parking stall.***

Please include the provided and required van accessible spaces

***Response: Per 1106.5 of the IBC, at least one van accessible space shall be provided for each 6 accessible spaces provided. The existing church site has one space identified as Van Accessible.***

### Sheet 2

- Please replace note (3) with the following note: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_.  
***Response: Revised as requested.***
- Please replace note (7) with the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.  
***Response: Revised as requested.***

### Sheet 3

- The fire lane easements on the plat does not consistently state what is shown on the site plan. Additionally, please identify and provide the changes noted on site plan sheet 3 as they pertain to the 90 degree corners in lieu of outside radii of 52'. Revise both site plan and plat to match.  
***Response: The Site plan and Plat now show easements identically and the 90 degree comment has been addressed.***
- Remove 52' outside turning radii from the fire lane easement and replace with right-angle.  
***Response: 52' outside turning radius has been removed and replaced with right-angle.***
- Relabel as " 23' Fire lane Easement"  
***Response: Acknowledged.***

Sheet 4

- Please relabel as "23 Fire Lane easement" TYP  
*Response: Acknowledged.*
- Show the location of the FDC and Knox Boxes where applicable:
  - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
  - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."*Response: Acknowledged.*
- Please add the following note: THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.  
*Response: Acknowledged. The above note has been added to the plans.*

9. Traffic

Reviewed by: Victor Rachael / / (303) 739-7309 Comments in orange.

TIS Comments

9A. Update PHF and % trucks coded in synchro to match count data / available resources. Use PHF for existing and then average of existing and .92 for future.

*Response: The PHF for the existing and 2020 scenarios match the existing count data by approach. The 2040 scenarios were updated to use the intersection average PHF instead of 0.92, unless the approach has an existing PHF greater than the average.*

9B. Include signal summary print out in appendix.

*Response: There are no signalized intersections in this study area.*

9C. Include synchro timings report in appendix.

*Response: There are no signalized intersections in this study area.*

9D. Include synchro queuing report in appendix.

*Response: Synchro outputs include the 95<sup>th</sup> percentile queues on the capacity analysis sheets just above the lane LOS. An additional Table (3a) was added to the report to summarize the Synchro queues. The SimTraffic queuing report continue to be available in the Appendix and in Table 3b.*

9E. Confirm synchro model has pedestrian inputs per count data, update as necessary.

*Response: Updated figure 2 with most current site plan. Note that the site plan in the traffic study is just for reference to accesses and parking. For more details refer to the development plan set.*

9F. Confirm site plan matches latest submitted to Planning Department.

**Response:** *Updated figure 2 with most current site plan. Note that the site plan in the traffic study is just for reference to accesses and parking. For more details refer to the development plan set.*

9G. Confirm reference phase in synchro is incorrect, should be start of yellow, not green. Update on all.

**Response:** *There are no signalized intersections in this study area.*

9H. Parking analysis and discussion is still under review, additional comments are pending.

**Response:** *Updated with more in-depth discussion on staff parking needs and sharing with church for overflow.*

9I. Update to include COA standard growth rate of 2% as part of the analysis.

**Response:** *The background growth was not increase to 2% and discussed with City staff. Based on DRCOG data Alameda Parkway adjacent to the project site will have an annual growth rate of 0.7% until Year 2040. The analysis includes a 1% annual growth plus the trips associated with known developments just east of the study area. This increase in background traffic is greater than that predicted by DRCOG and provides a conservative approach.*

9J. See comments throughout report.

**Response:** *Page 15. Update to include COA standard growth rate of 2% as part of the [sensitivity] analysis. The purpose of the sensitivity analysis is to understand the impacts to the intersection if the development generated more trips than estimated. The background growth was not adjusted for this analysis. See response to Comment 9I for more detail.*

9K. Parking analysis is still pending.

**Response:** *Updated with more in-depth discussion on staff parking needs and sharing with church for overflow.*

## Site Plan

9L. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

**Response:** *Acknowledged. The above note has been added to the plans.*

9M. See comments throughout plan.

**Response:** *Noted.*

## 10. Aurora Water

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

10A. Fees Dues - Storm Drain (4.48 acres \* \$3,250/acre= \$14,560) TOTAL= \$14,560 4/5/18 (Drake Robinson 303-739-7393 Make check payable to City of Aurora)

**Response:** *Noted, thank you.*

10B. Confirm this alignment (stormwater along Alameda). Aurora Water GIS shows it to be different.

**Response:** *The storm lines along Alameda were connected on our drawing utilizing matching pipe sizes, direction of pipes and invert data collected using documented benchmarks. All horizontal alignment between our plans and the Aurora Water GIS map appear consistent with one another.*

10C. Meter pits to be 2 feet from any hard surface.

**Response:** *Meter pit is now a minimum of 2 feet from any hard surface.*

10D. Please label the domestic water service, fireline, sanitary service lines and meter size.

**Response:** *Domestic water service, fireline, sanitary service and meter sizes have been labeled.*

10E. Not pointing to storm infrastructure (sheet 5).

**Response:** *Acknowledged.*

10F. No trees planted in easements (typ.)

**Response:** *Acknowledged.*

#### 11. Parks, Recreation and Open Space Department

11A. POPULATION DESIGNATION - Population calculations for the development utilize a per-unit multiplier of 2.50 persons per unit. For PROS fees assessment, staff calculates an overall development population of 125 persons residing in 50 dwelling units.

**Response:** *Noted.*

#### LAND DEDICATION AND PARK DEVELOPMENT FEES

To provide adequate parks equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities. When a development includes residential units, these requirements are applied.

**Response:** *Noted, thank you.*

11B. EXPLANATION OF PARK LAND DEDICATION REQUIREMENTS: The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

**Response:** *Noted, thank you.*

11C. Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

**Response:** *All land dedication is proposed to be met in the form of cash-in-lieu as outlined by the City of Aurora.*

11D. Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 125 for 50 dwelling units, the neighborhood park land dedication requirement will be 0.38 acres.

**Response:** *Noted.*

11E. Community Park Land Dedication –Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 125 for 50 dwelling units, the community park land dedication requirement will be 0.14 acres.

**Response:** *Noted.*

11F. Cash-in-Lieu Payments – For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (2018) is \$45,800 per acre. Total cash-in-lieu of land dedication for the Providence at the Heights is as illustrated in the following calculation:

- Land dedication total acreage 0.52 acres x \$45,800 per acre = \$23,816.00

***Response: Noted, thank you.***

11G. The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.

***Response: Noted, thank you.***

11H. PARK DEVELOPMENT FEES - Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 0.52 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, combined for Neighborhood Park and Community Park, shall be \$87,211.13 or \$1,744.22 per dwelling unit. Park development fees shall be paid per unit at the time of building permit issuance.

***Response: Noted, thank you.***

11I. SPECIAL LANDSCAPE BUFFER - All built improvements for the subject application must be set back 25' from the property line abutting the West Tollgate Creek trail corridor on the west side of the development. See Section 146-1424 of the City of Aurora Landscape Ordinance for further documentation regarding the Special Landscape Buffer.

***Response: The fencing, shed, raised garden planters, and compost bins have been rearranged to not fall within the 25' special buffer limits.***

11J. TRAIL CONNECTIONS - All trail connections to the West Tollgate Creek regional trail must be designed and constructed interior to the subject property and must extend north to the bridge crossing located within the Alameda Parkway right of way.

***Response: The proposed soft surface trail has been designed to be within the interior of the property line, and has been aligned to connect to the sidewalk within the ROW on the east side of the existing bridge crossing.***

11k. 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 time (current year 2018). 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.

***Response: Noted, thank you.***

## 12. Xcel Energy

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

12A. See letter - Please note that the storm sewer that is proposed on the northeast side of the proposed building is in direct line with the proposed transformer. In order to facilitate electric lines to the proposed transformer location, PSCo requests that the 15-foot ingress-egress and utility easement along the southeasterly property line is extended southwestwardly to connect with the 16-foot drainage and utility easement along the southwesterly property line.

***Response: The proposed storm sewer has been rerouted clear of the transformer.***

## 13. Centurylink

Reviewed by: Victoria Comer / victoria.comer@centurylink.com / (720) 520-3133

13A. CenturyLink has no objection to the site plan and replat. If relocation of CenturyLink's facilities is necessary, please contact CenturyLink.

***Response: Noted, thank you.***

14. Urban Drainage

Reviewed by: Morgan Lynch / submittals@udfcd.org / (303) 455-6277

14A. No concerns at this time – See Letter

***Response: Noted, thank you.***

15. Arapahoe County

Reviewed by: Terri Maulik / referral@arapahoegov.com / (720) 874-6650

15A. No concerns at this time – See letter

***Response: Noted, thank you.***

16. Aurora Public Schools (APS)

Review by: Josh Hensley / jdhensley@aps.k12.co.us / (303) 365-7812

16A. The school land dedication obligation for the proposed 50 residential units proposed as part of the Providence application is 0.1636 acres in accordance with Section 147-48 of the Aurora City Code. However, it appears this project is intended to be housing for adults and will not include children. Aurora Public Schools may be willing to waive the school land obligation for this project provided there are assurances through zoning, community covenants or other instruments that all units will be age restricted when built and in the future. APS respectfully requests more information on what type of development mechanisms are planned to control for an age restricted community.

***Response: Noted, we will reach out directly to APS to discuss further.***