

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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December 22, 2022

Julie Margetich
Covenant Group LLC
2044 California Ave
Corona, CA 92881

Re: Fourth Submission Review –Buckley Yard Lot 4 - Conditional Use and Site Plan
Application Number: **DA-2252-05**
Case Numbers: **2021-6024-08; 2021-6024-09**

Dear Mrs. Margetich:

Thank you for your fourth submission, which we started to process on Friday, December 9, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

The site plan is not meeting expectations for adjustment language on the cover page, and the adjustment language in the introduction letter. These need to be revised for the Planning Commission. Please revise your previous work and send us a new submission on or before Wednesday, January 4, 2023, by 5 pm. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for January 25, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: David Goode - David P Goode Architecture 558 Castle Pines Pkwy Aurora, CO 80108
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Justin Andrews, ODA
Filed: K:\\$DA\2252-05rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning had many repeat comments. Examples have been given. Please do not hesitate to contact the case manager for further comments or explanations regarding adjustments. The application cannot go to a hearing without these items (Planning).
- Building perimeter landscaping is not required along the south side(Landscape).
- Asphalt grade conflict (Public Works).
- Update notes, elevations, and minor site plan comments (Fire and Life Safety).
- Dedicate this sidewalk easement to a separate document (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments or concerns were received during the fourth review.

2. Completeness and Clarity of the Application

- 2A. General Comment: Comments are included in this letter; however, please remember to refer to the redlined documents for more minor technical comments that would not translate well in this document.
- 2B. *Repeat Comment:* Include a distance from the building face to the eastern property edge. There may need to be neighborhood protection standards in place. Add length to the site plan *page 3*.

3.Signs

- 3A. Please measure the monument sign's face itself, the dimensions given exceed 100 square feet.

4.Adjustment

- 4A. *Repeat Comment:* The adjustment language needs to be tightened up. Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. Please resubmit the Letter of Introduction with the adjustment request. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable.
- 4B. *Repeat Comment:* Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.
- 4C. In the previous review letters, the expectation of adjustments has been given. Below is an example of what is expected for the cover sheet and the introduction letter.



4D. Cover Sheet:

ADJUSTMENTS

1. SECTION 146-4.6.3 REQUIRED OFF-STREET PARKING: SITE IS REQUIRED TO PROVIDE 4 OFF-STREET PARKING SPACES PER 1,000 GFA.
ADJUSTMENT REQUEST: NO DESIGNATED ON-SITE PARKING
2. SECTION 4.8.6 - SECTION C, TABLE 4.8-5 - PRIMARY BUILDING MATERIALS
ADJUSTMENT REQUEST: THE PRIMARY BUILDING MATERIAL FOR THIS BUILDING IS THERMALLY TREATED WOOD SIDING.
3. PAINTED PRAIRIE DESIGN STANDARDS - TABLE 3.1 - SUMMARY OF STREET BASES STANDARDS: ACTIVE USE SPACES ARE REQUIRED TO HAVE 60% TRANSPARENCY.
ADJUSTMENT REQUEST: THE STREET FACING OUTDOOR PATIOS WILL BE ACTIVATED SPACE AND PROVIDE 100% TRANSPARENCY TO THE STREET.
4. PAINTED PRAIRIE DESIGN STANDARDS - TABLE 3.1 - SUMMARY OF STREET BASES STANDARDS: THE REQUIRED FIRST FLOOR CEILING HEIGHT FOR A COMMERCIAL BUILDING IS 18 FEET.
ADJUSTMENT REQUEST: CEILING HEIGHT OF THE FIRST FLOOR WILL VARY FROM 13 FT TO 28 FT.

4E. Introduction Letter:

ADJUSTMENTS

1. Gateway Fitzsimons Master Plan | 2.3 Mix of Uses

To energize the streetscape with an articulated and varied street wall and enhanced pedestrian activity, buildings shall allocate a minimum of 50% of Colfax Avenue and 25% of Peoria Street building frontage within the allowable building envelope, to street level commercial uses, and building entries or lobbies for upper story uses.

Proposed Adjustment

Allow the full-length of the Colfax Ave façade ground floor to be used for building entry, lobby, and administrative offices and for the full length of the Peoria Street façade to have residential uses.

Justification

The project has been awarded LIHTC financing through CHFA to make it a 100% affordable residential community. The LIHTC financing does not permit commercial uses within the building, so the project cannot have both affordable housing and commercial uses and maintain crucial financing. The ground level, however, has 100 percent active uses along Colfax and Peoria. The building is designed to have the look of a commercial frontage by providing two story masonry podiums with storefront glazing, and a double height amenity space fronting the plaza.

4F.

5. Architectural and Urban Design Issues

- 5A. Thank you for the operations plan. It has been confirmed that this site will not have a twenty-four operations and lights as per the neighborhood protection standards will be turned off between 11:00 pm and 7:00 am unless necessary to illuminate entrances, parking lots, or walkways for public safety.

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

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- 6A. Building perimeter landscaping is not required along the south side of the building. It may remain if so desired.
6B. Update the Street Frontage and Curbside Landscaping tables.



Landscape Plan

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- 6C. The landscaping being provided along the building perimeter to the north may stay, but the building perimeter landscaping is being met with the landscaping being provided along the north side of the drive aisle as it is within 20' of the building face. The landscaping immediately adjacent to the building is not likely to survive given the narrow bed conditions. It is better suited to rock mulch or concrete.
- 6D. Building perimeter landscaping is not required along the south side. This should be concrete or rock mulch. Too narrow for plants.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. No further comments.

8. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Grading and Utility Plan

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- 8B. Minimum 1% slope in asphalt.

9. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

- 9A. No further comments.

10. Utilities (Chong Woo/ 303-739-7249/ cwoo@auroragov.org / Comments in red)

- 10A. No further comments.

11. Fire / Life Safety (Jeff Goorman / jgoorman@auroragov.org / (303) 739-7464 / Comments in blue)

Cover Sheet

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- 11A. Replace note 6 with the note provided.
- 11B. Replace note 24 with the note provided.

Site Plan

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- 11C. Relocate FDC to this location.

Elevations

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- 11D. Provide fire riser room and FDC signage.
- 11E. Relocate FDC to east side (rear) elevation.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 12A. Continue working toward the completion of the proposed sidewalk easement dedications. Submit your documents to dedicationproperty@auroragov.org.

Site Plan

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- 12B. *Repeat Comment:* Dedicate this sidewalk easement by a separate document.