

April 9, 2021

City of Aurora
Attn: Jacob Cox
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: East Bank Shopping Center (#1496370) / Pre-Application Meeting held October 29, 2020

To whom it may concern:

Thank you for taking the time to review the East Bank Shopping Center preliminary project concept during the pre-application meeting held on October 29, 2020. Valuable feedback was received on November 12, 2020 and responses to pre-application comments is provided herein. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, awenlund@norris-design.com.

We look forward to working with the City of Aurora to make this exciting new project a success!

Sincerely,
Norris Design



Allison Wenlund
Senior Associate

PLANNING DEPARTMENT COMMENTS

Standards and Issues

1. Zoning and Placetype

1A. Zoning

The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subarea B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas. Uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).

Response: Noted. The redevelopment of a portion of the existing East Bank Shopping Center with multi-family residential dwelling units meets the intent of the MU-C zone district. The addition of a new residential population in close and convenient proximity will help to support and revive the remaining commercial portion of the Center. Mitigation of impacts of this proposed redevelopment are considered with the proposed site plan, this includes conformance with the Neighborhood Protection Standards. See project narrative for additional information.

1B. Placetype – Commercial Hub

Commercial hubs are especially critical to the future economic and fiscal health of Aurora. This Placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other Placetypes in the area. This Placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Although varying in size and intensity, this Placetype is more than just a small neighborhood-scaled commercial use. Improvements to these centers should better connect them to surrounding neighborhoods and provide a broader array of services and experiences.

Response: Noted; in addition, the Aurora Places comprehensive plan lists multi-family residential as a supporting use to the primary use of commercial/retail. The redevelopment of a portion of the existing East Bank Shopping Center with multi-family residential dwelling units meets the intent of the Commercial Hub Placetype.

The Commercial Hub's primary uses are retail, commercial service and restaurant. Smaller community parks, trails, plazas, common greens and shared outdoor areas provide social gathering spaces as well. The Commercial Hub is intended to serve the needs of multiple nearby neighborhoods. Transit, pedestrian and bicycle connections should safely and conveniently link the Commercial Hub to other Placetypes.

Response: Noted, the redevelopment of a portion of the existing commercial center will support and promote connections to and through the center from the existing adjacent SFA and SFD residential neighborhoods. Furthermore, the use of 360-degree architecture on the proposed MF residential building as well as purposeful activation of both the south elevation facing S. Parker Road, and the north elevation facing S. Atchison Road, will result in a better condition than currently exists, especially to S. Atchison Road.

2. Development Standards

2A. Dimensional Standards

Basic dimensional standards for the MU-C zone district are in Table 4.2-3, and more detailed standards are located throughout Section 146-4.2 (Dimensional Standards).

- 75' max. building height
- 200' max. building length (146-4.8.5) – an adjustment will be required to maintain proposed building length of 630' along Atchison Way to the east, and along the private drive lane to the west.

Response: The proposed, multi phased residential building complies with MU-C zone district standards for maximum height and setbacks to the north and east residential districts. See justification for an adjustment to the maximum 200' building length as noted in 146-4.8.5 in response below.

Adjustment criteria for approval include a requirement to have no adverse impact on any abutting lot, as well as a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than that would have been required without the adjustment. Be sure to design the building in a manner that appears that no façade appears greater than 200 feet, which can include stepbacks and other architectural variation to achieve this effect.

Response: The proposed residential building will be constructed in phases. Phase 1 will include the northern portion of the building and open-air courtyard with a pool along with the 4-level parking structure. Phase 2 will include the southern building and open-air courtyard. To meet the intent of the 200' maximum length requirement, the buildings in both phases have several areas of vertical articulation that will work hand in hand with horizontal and vertical material changes to break up the overall massing of the building. These step backs and materials are documented on the MSP elevations.

2B. Neighborhood Protection Standards

Each lot in a Mixed-Use district that abuts an R-2 district, or that abuts any lot in a PD district containing single-family detached or two-family dwelling units, shall adhere to the Neighborhood Protection Standards, outlined in Section 146-4.4.4 of the UDO. Specifically, the maximum height of any portion of a primary structure shall not exceed 38 feet, and the maximum height of any accessory structure shall not exceed 24 feet, within 100 feet of a Protected Lot, which is located to the north of the site. Primary structures on any lot abutting the side or rear lot line of a Protected Lot shall be set back from those lot lines a distance equal or greater of: The required primary building setback from that lot line on the Protected Lot; or 20'. This requirement will come in to play along the northern and eastern edge of the proposed project.

Response: The proposed building has been designed to accommodate the 100' protected district to the north by limiting the overall height for a portion of Phase 1 to 38'. Along the east elevation facing S. Atchison Road, the building has been setback so that no portion of the 4-story structure will encroach into the 100' protected zone. Please refer to MSP elevations for protected setback limits and building proximity.

2C. Common Space and Amenities

Multi-family residential developments are expected to provide on-site common space and amenities for use by residents of the development equivalent to 20% of the overall site area. The concept plans show several proposed amenities on site, such as a pool area and courtyards; items such as these must be illustrated in the official submittal. Outdoor rooftop and balcony space may count to this requirement.

Response: Noted, thank you. This development provides 20% common amenity space. The proposed on-site common space / amenity space is identified on the MSP landscape plans.

Additionally, all development and redevelopment that includes residential uses shall dedicate land on-site for neighborhood park purposes in accordance with the standards of Section 146-4.3.18.B (Park and Open Space Lands and Cash-in-Lieu) and the dedication and design criteria set forth in the Parks, Recreation and Open Space Dedication and Development Criteria Manual. A cash-in-lieu payment may not be used to satisfy the neighborhood park land dedication requirement in its entirety. Please review Parks, Recreation, and Open Space department comments for full detail.

Response: Noted; the applicant proposes to meet the neighborhood park land dedication requirement via cash-in-lieu. Per the below comment from PROS, the proposed site is considered infill and therefore no open space land dedication applies.

2D. Access and Connectivity

On the site plan, clearly define pedestrian circulation and access points from adjacent streets (Atchison Way) to the main building entries. Pedestrian areas at the building entrances should be integrated with the streetscape. Typically, these enhanced areas will include decorative pavement treatments, site furniture, pedestrian scaled lighting and landscape amenities such as seat walls and raised planters.

Response: Noted, thank you. Pedestrian areas and enhancements have been integrated with the proposed streetscape and building entrances.

The frontages along (E) Drive Lane on the west façade and (N) Drive lane on the south should be treated like street frontages from a building design, sidewalk, and “on-street” parking standpoint and treated similarly as Atchison Way. This approach should include four-sided architectural design with building entrances onto the “public” sidewalk. The sidewalk for the internal streets should include street trees and pedestrian furniture, and pedestrian scale lighting. These sidewalks may be approached with typical urban sidewalk sections with tree cut-outs. Parallel on-street parking is encouraged. The proposal should include an approach to delineate and integrate the private “porch” areas and building entrances from the public sidewalk.

Response: Noted, thank you. Amenities such as benches, bike racks, planters and impactful landscaping has been provided along the drive lane and adjacent to the front entry.

2E. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Based on the information provided, a 302-unit multi-family residential building, 363 parking spaces for residents and guests, including an additional 8 accessible parking space(s) will be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. Multi-family residential development also has standards governing the design and location of parking. Multi-family must provide at least 40% of the required parking spaces in garages or carports, and of those required garages or carports at least 50% must be attached to the primary building. In addition to vehicle parking, the development is required to provide 30 bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location. You may consider the installation of bike lockers as a benefit to residents.

Response: 30 exterior bicycle spaces have been provided site wide. Bicycle parking spaces are shown and called out on the site plan. A total of 427 parking spaces, including both surface and structured, are proposed across the 2 phases.

2F. Landscape, Water Conservation, Stormwater Management

- General Landscape Plan Comments.

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 (Landscape, Water Conservation, Stormwater Management). Please ensure that that the landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Noted, thank you.

- The landscape plan shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements.

Response: Noted, thank you. All required tables are provided on the cover sheet of the landscape MSP sheets.

- Landscape Plan Preparation.
Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.
Response: Noted, thank you. Not for construction is clearly labeled on all landscape sheets.
- Landscape plans submitted during the Development Application submittal process must be prepared on 24" x 36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.
Response: Noted, thank you. All plant material is labeled, and a plant schedule is included.
- Sight Triangles
Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.
Response: Sight triangles are shown where applicable in the MSP.
- Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)
The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this Section 146-4.7. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.
Response: Noted, thank you. Section 146-4.7 has been referenced for design.
- Section 146-4.7.5 (Required Landscaping (C) Curbside Landscaping 2a).
Where street trees are deficient, they shall be provided in the curbside landscape along Atchison Way at a ratio of one (1) tree per 40 linear feet of curbside landscaping. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4'-5' from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.
Response: Noted, thank you. Due to the attached walk condition, street trees are placed along the back of walk. No street tree will be placed closer than 50' from the face of a stop sign.
- The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired. Sod may not be installed unless the curbside landscape is a minimum of ten feet wide.
Response: Noted, thank you. The walk condition along S. Atchison Way is an attached condition.
- Section 146-4.7.5 D. (Street Frontage Landscape Buffers.)

Provide a 20' wide street frontage landscape buffer along Atchison Way. A reduction in buffer width is permitted to 15' in accordance with Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions). Landscaping shall consist of one tree and ten shrubs per each forty linear feet of buffer length. Buffers are measured from the back of walk. When no sidewalk is present, then buffers are measured from the property line.

Response: A 20' wide street frontage buffer has been provided along S. Atchison Way planted at 1 tree and 10 shrubs per 40' linear feet.

- Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or the like. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: Noted, thank you.

- Section 146-4.7.5 E.2.b. (Non-Street Perimeter Buffers).
Provide a 15' wide non-street frontage landscape buffer along the northern property boundary adjacent to the existing residential homes. Buffers may be reduced to 10' depending upon the landscape incentive feature chosen as specified in Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions). For buffers adjacent to residential properties, the buffer plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet of buffer.

Response: A 15' wide non-street buffer has been provided along the northern property boundary as well as a section of the eastern boundary. The buffer has been planted at a ratio of 1 tree and 5 shrubs per 40 linear feet.

- Plant material shall be chosen based upon their ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials and shrubs with a height of less than five feet at maturity shall only be used as accents and may not count toward more than 25 percent of the buffer requirement. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

Response: Noted thank you. The UDO has been referenced for design and plant material selection.

- Landscaping shall be located on the exterior side of any fences or walls. If there is an existing fence along an adjoining property line and the applicant also wishes to install a fence, the city will work with the applicant on the best buffer alternative and likely, landscaping will be permitted to be located along the interior side of the lot.

Response: Noted, thank you.

- Section 146-4.7.5 K (Parking Lot Landscaping).
Should the proposed development impact the existing parking lot, then the applicant for the multi-family development shall be responsible for addressing any landscape requirements including the provision of landscaped end cap parking lot islands and internal landscaped parking lot islands to meet current landscape ordinance standards.

Response: Noted, thank you. All disturbed parking lot islands and medians are proposed to be landscaped per the current code.

- Current standards require that no parking row exceed 15 spaces without an intervening landscaped parking lot island. In addition, all parking rows must terminate in a landscaped island. Each parking lot island shall be landscaped with one deciduous canopy tree and six shrubs per 9' X 19' island or two trees and 12 shrubs per 9'x38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

Response: Noted, thank you.

- Section 146-4.7.5 J. (Building Perimeter Landscaping).
For multi-family developments, building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree or tree equivalent per each 40 linear feet of elevation length. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands.

Response: Noted, thank you. Building elevations facing a public right-of-way have been planted with 1 tree (or tree equivalent) per 40 linear feet of exposure.

- Section 146-4.7.5 L. (Site Entryways and Intersections).
Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

Response: Noted, distinctive landscaping is provided adjacent to site entrances.

- Section 146-4.7.3 M. (Detention and Water Quality Ponds).
The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Response: Noted, thank you.



- Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Works Departments. The City of Aurora Water Department has recently completed a study and produced a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adams at vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

Response: Noted, thank you.

- All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. Depending upon the ultimate location of the pond, staff may work with the applicant to determine whether landscaping of the pond would be necessary depending upon its visibility and aesthetic impact to the surrounding developments. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: Noted, thank you. On site landscape detention requirements are not applicable for this site.

- Section 146-4.7.8 B. 2.b. (Service, Loading, Storage and Trash Area Screening). All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

Response: Noted, thank you. All onsite loading, storage and trash areas are adequately screened. Evergreen plantings are provided for exterior enclosures.

- Section 146-4.8.3. C. (Irrigation) All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan shall be provided that clearly delineates these areas. Contact Timothy York at (303) 739-8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Noted, thank you. An automatic underground irrigation system is proposed. The landscape is divided into water conserving, non-water conserving, and non-irrigated area - and square footages for each category are listed in table form on the cover sheet of the landscape MSP sheets.

2G. Building Design Standards

The maximum building length of any multi-family building within Subarea B shall be 200 feet. The proposed plan, which has a building length of 630' will require an adjustment, which will have to be approved through Planning Commission.

Response: Noted. Adjustment justification is included.

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Response: Noted. Building elevations identify required building design standards as required by 146-4.8

Code requires 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. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings.

Response: Noted. MSP Building elevations identify required building design standards included with the proposed design. Items such as changes in roof masing, height, façade materials, and building step backs are utilized to create vertical articulation. Additionally, the proposed building is designed to provide clear delineation between the base, middle and cap per 146-4.8.5.c through the utilization of material, color, and physical articulation of the building. There are also several building attached planters at the base of the building to help provide a buffer between the residents and the busy pedestrian areas. Lastly, the proposed building also provides a distinct covered main entry with patterned concrete and landscape features as well as two secondary entries along the main parking area and along S. Atchison Way with similar, pedestrian scaled detailing.

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						
Facade 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.

Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

Response: Noted. The proposed design demonstrates intent of four-sided architecture as required per the UDO. Vertical and horizontal articulation and materials are carried around all sides of the building.

The expectation is the building will have common and individual unit building entrances on Atchison Way and the two internal streets/drives.

Response: The overall site plan and building configuration has been revised since the initial pre application meeting. The individual unit entries have been removed and replaced with exterior decks/built in planters to help create a sense of privacy between the residences and the sidewalk/pedestrians. Both phases of the building will be served by a common main entry on the west. A secondary entry on the west and east elevations as well as tertiary, access controlled entries off of exit stair cores and hallways are provided.

2H. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

Response: Noted. Please refer to the photometric sheets in the MSP for site and building mounted lighting.

2l. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: Noted; preliminary building signage is indicated on the MSP elevations.

3. Adjustments

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. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. 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.

Response: Noted, the adjustment request is listed with justification in both the Letter of Introduction as well as the Cover Sheet of the MSP.

4. Submittal Reminders

4A. CAD Data Submittal Standards

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. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: Noted, the CAD submittal will be completed closer to MSP approval.

4B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Noted, all sheets have been flattened per the instructions.

4C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

Response: Noted, a Mineral Rights Affidavit is included with this submittal.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

Response: Acknowledged; Per Darren Akrie's direction, a pre-submittal meeting was not held, but a precursory review of the plat was complete prior to submittal.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Response: Noted.

Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the Housing and Community Services page of the city website.

Response: Noted, thank you.

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:

- Your proposal includes 300 multi-family units within an existing retail shopping plaza.
- Your proposed site is considered infill and therefore no open space land dedication applies.

Response: Noted, thank you.

Population Impact

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 750 persons residing in 300 units.

Response: Noted, the total proposed unit count is now 321, resulting in a population of 803 persons.

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:

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

Response: Noted, see updated calculations below.

The resulting acreage required is as follows:

321 Multifamily Units

Neighborhood Park Land 2.49 acres

Community Park Land 0.88 acres

Total Land Dedication 3.37 acres

Response: Noted, the above has been updated to reflect the new 321-unit total.

Cash-in-Lieu Payment –

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Response: Noted, thank you.

Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill. The current per-acre value of \$50,900 multiplied by the dedication acreage results in the following potential cash-in-lieu payments:

Total:
321 Units
\$171,533.00

Phase 1: 197 Units
\$74,823.00

Phase 2: 124 Units
\$47,337.00

Response: Noted, the above has been updated to reflect the new 321-unit total and is further separated into Phase 1 and Phase 2.

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. The current per-unit fee of \$1,814.57 would apply if permits for construction of the residential units are pulled in 2020.

Response: Noted, thank you.

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 2020). 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.

Forestry Division

Trees will likely be impacted in the courtyard between some of the buildings that are scheduled for demolition. It is unclear if other trees will be impacted with the new design and construction, but it is a possibility that trees on the north side of the existing building could be impacted. During construction activities, protection of the trees that will be preserved on the site is critical.

Response: Noted, thank you. All existing trees will be protected and preserved to the greatest extents possible during construction.

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.

Response: Noted, thank you. A tree preservation/mitigation plan will be provided if any tree 4" in caliper or greater is to be removed and will be included with our second submittal with the site plan modifications to the existing shopping center.

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. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.

Response: Noted, thank you. A tree preservation/mitigation plan will be provided if any tree 4" in caliper or greater is to be removed and will be included with our second submittal with the site plan modifications to the existing shopping center.

- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided 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.

Response: Noted, thank you.

- 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: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Response: Noted, thank you.

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.

Response: Noted, thank you. All species of Ash have been omitted from the plant schedule.

AURORA WATER

Key Issues:

- Confirm capacity of existing water and sanitary sewer infrastructure
- Fixture unit table required to size meter.
- Stormwater permit required for demolition of existing building.
- A domestic allocation agreement will be required for connections 2" and larger.

Utility Services Available:

- Water service may be provided from the 6-inch ductile iron main west of the existing building and 8-inch cast iron main in Atchinson Way.
- Sanitary sewer service may be provided from the 8-inch PVC main west of existing building and 8-inch PVC main in Atchinson Way.
- Project is located on Map Page 18G.

Response: Acknowledged; due to the building footprint and fire department requirements, we are proposing the 6-inch main west of the existing building is to be relocated, as well as upsized to the 8-inch main. Fire service, hydrants and domestic services are proposed to be tapped off of this proposed relocated main.

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
 - All utility connections in the arterial roadway are required to be bores.

Response: Comment acknowledged; existing and proposed utilities are shown on the phased Overall Utility Plan.

- 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).

Response: 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 Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- 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.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

Response: Noted.

PUBLIC WORKS DEPARTMENT

Key Issues:

- A Detailed Traffic Impact Study will be required for this development. See below for additional information.
 - Traffic Signal warrant analysis will be required for the intersections of Parker Rd & Atchison Way (given increase in pedestrian demand at that intersection due to proximity to transit services) and Parker Rd and the East access driveway to the site.
 - Operational analysis will need to account for the plans on the CDOT project for Parker/Quincy/Smoky Hill intersection reconfiguration.
- Due to the access point on a CDOT facility, approval and access permits will need to be obtained from CDOT (details below).
- Traffic Signal Escrow will apply for any locations which may warrant signalization. See below for additional information.
- Site access points on Atchison Way are offset from existing opposing access points, and therefore do not adequately meet spacing criteria, as proposed. To mitigate the deficiency in offset, access may be restricted

to right in/right out only, or will need to have a left-turning template provided that indicates no conflicting movements at each deficient point of access.

- Colfax Ave is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. (marilyn.cross@state.co.us) Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval. **This letter must be received 10 days prior to the Planning Commission hearing.**
Response: Comment acknowledged, discussion with Marilyn has been initiated – we will provide the letter ahead of the Planning Commission hearing.

- Show all adjacent and opposing access points on the Site Plan (including driveways and public roadways on Atchison Way).
Response: Adjacent and opposing access points are shown and called out on the Site Plan.

- Label the access movements on the Site Plan.
Response: Access movements are labeled on Site Plan.

- Objects and structures shall not impede vision within sight triangles as specified by City of Aurora Roadway Design & Construction Specifications, Section 4.04.2.10. 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.
Response: Sight triangles are shown as requested.

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'

Response: Noted, this note is included on the landscape plans.

ROW/Plat:

- 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.
Response: Comment acknowledged.

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 Plans:
 - 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. 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.
Response: Comment acknowledged. Requested note has been added to the site plan.

- Show the installation, by developer, “Right Turn Only”/”Do Not Enter” signs at site access where applicable. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.

Response: Comment acknowledged; at this point Right Turn Only/”Do Not Enter” signs are not anticipated.

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 1. Existing, buildout and 2040 average daily traffic counts incorporating buildout & 2040 site traffic
 2. Include detailed analysis of:
 - a. All site access points
 - b. Intersection of Quincy Ave and Parker Rd
 - c. Intersection of Parker Rd and Atchison Way
 - d. Intersection of Quincy Ave and south Access point
 3. Analysis of pedestrian connectivity, including analysis of a safe and appropriate crossing locations. 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 may include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane.

Response: Noted, a Traffic Impact Study is included with this submittal.

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.
- Based on our review of the Traffic Impact Study, additional improvements may be required.

Response: Noted, a Traffic Impact Study is included with this submittal.

ENGINEERING DIVISION

Key Issues:

- Public improvements for this development include widening the sidewalk on Atchison Way to 5.5'. The City standard is for a detached sidewalk, but an attached walk will be acceptable to preserve the existing trees. Existing curb ramps shall be updated to meet current standards. Additionally, street lights are required on Atchison Way along the property frontage per current draft lighting standards.
- A preliminary drainage report shall be submitted with the site plan. Detention for the site shall be addressed and water quality is required.

Improvements:

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

- Curb ramps must be shown (located) on the plans at all curb returns, 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.

Response: Noted, curb ramps are shown on plans.

- 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.
Response: Noted.
- 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.
Response: Noted.
- 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.
Response: Comment acknowledged; location and height of retaining walls are shown on the site plan.
- 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.
Response: Noted.
- 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.
Response: Noted, no gates are anticipated at this time.
- 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. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.
Response: Noted, a street lighting plan will be included with the civil construction documents.

ROW/Easements/Plat:

- 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.
 - Sidewalk easements may be required for new sidewalk installed.
 - 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.**Response: Noted, any easements necessary will be dedicated by plat, refer to the Site Plan for locations.**

Drainage:

- 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.

Response: Noted, a preliminary drainage report is included with this submittal.

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

Response: Noted, coordination with Mile High Flood District is ongoing.

- 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. Mile High Flood District (MHFD) 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.

Response: 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.

Response: Noted.

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

Response: Noted, refer to the phased utility plans for surveyed existing storm infrastructure.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Noted, refer to the phased utility plan for proposed storm infrastructure.

- This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site unless already provided by a previously approved Drainage Report.

Response: Noted, refer to the utility plan for proposed water quality enhancement facilities.

FIRE/LIFE SAFETY

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

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.

- Question: Will the Apartment structure and the structured parking be submitted under one address or two? The use of two addresses reflects two separate building permits through the Aurora Building Division.

Response: Currently, it is the intent that the structured parking will be a separate permit from the phase 1 and phase 2 residential for construction sequencing and will likely require its own address.

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.

Response: Noted, site and civil plans reflect the setback requirements of the 2015 IFC.

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
 - The developer of the site will be required to install fire lane signs in areas where the site abuts an existing fire lane easement that is currently without adequate signage.
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Noted; the above requests will be included with the civil plan submittal.

Emergency Responder Radio Coverage:

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

- 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.

Response: Noted.

- 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. Facilities utilizing high-piled storage must be stocked prior to the radio frequency survey by a 3rd party.

Response: Noted, no high-piled storage will be located in this building.

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.
 - Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
 - Please note, discussions by Fire/Life Safety related to requirements of fire lane easements may be overridden by street requirements discussed by either the Planning Department or Public Works.
 - Public Street Adjacent to Site: Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure. This fire apparatus area must be posted as "No Parking-Tow Away Zone" to ensure availability for fire apparatus.
 - Lighting systems strung over/across fire lane easements is not allowed.

Response: Noted, refer to site plan sheets for locations of fire lanes and requested easements.

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 include both internal site areas and abutting public street systems.

- The site reflects a potential use of urban street standards. Placement of fire hydrants within urban streets designations should begin at intersections. Where fire hydrants are required along urban streets using on-street parking, a 20' minimum section in front of a fire hydrant must be visually designated as "No On-Street Parking" or a landscape island bump-out could be used to place the fire hydrant a minimum of 3'-6" to a maximum 8' from face of curb.

Response: Noted, refer to site plan and utility plan for fire hydrant placements. "No Parking – Fire Lane" signs are shown on the site plan.

Fire Sprinkled Structures:

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

Occupancy Specific Fire Sprinkler Requirements. Note: This is general information only and does not encompass every fire code requirement for fire sprinkling within a structure.

- 2015 IFC, Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- 2015 IFC, Section 903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the International Building Code as follows:
 - Where the fire area of the enclosed parking garage exceeds 12,000 square feet (1115 m2); or
 - Where the enclosed parking garage is located beneath other groups.

Response: Currently, the residential portions in phase 1 and phase 2 of the proposed building will be sprinklered with a NFPA 13 system. The parking structure will be designed as an open parking structure to be naturally ventilated. The parking structure is not located beneath other occupancy groups.

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.

- Residential
 - o Please show the location of all exterior mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. A detail will be needed of the mail kiosk layout that includes the mailboxes, sidewalk, street and curb that reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009 edition.

Response: Noted, mailboxes are located in the leasing center of the building in Phase 1. Phase 2 will have a separate mail room and address; final location on ground floor to be determined.

Knox Hardware:

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.

Response: Noted, Knox boxes that meeting Aurora Fire Department requirements to be provided and located per fire code official.

Legend:

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

Response: Noted, legends are shown on respective sheets.

Phasing Plans:

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

Response: A Phasing Plan is included with the site plan submittal and will also be included within the civil plans.

Photometric Plan:

- 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".

Response: Noted. This is indicated on the MSP photometric sheets.

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

Response: Note. Accessible route has been shown on the civil and photometric sheets.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

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

- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing

- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs
- (Site Plan Note) Loading and Unloading Areas

Response: Noted, the required notes are included on the MSP cover sheet.

Site Plan Data Block:

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.

Response: Noted, a Data Block with pertinent information is included on the MSP cover sheet.

Special Design Considerations:

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 must 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
- Aerial Fire Apparatus Access Roads
- 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.
- Construction of Fire Lane Easements and Emergency Access Easement
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- No Parking is allowed within a Fire Lane Easement
- Public Street Systems Adjacent to Site
- Public Streets Constructed to the Urban Street Standards
- Speed Bumps
- Snow Removal Storage Areas
- Width and Turning Radius

Response: Comment acknowledged; requested life safety information is shown throughout site plan, plat and civil plans.

Trash Enclosure:

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.

Response: Noted. The trash room on the NE corner of the building and dumpsters shall not exceed the 1.5cu capacity.

REAL PROPERTY DIVISION

Key Issue:

- A Plat Amendment will be acceptable provided that you will not be increasing the number of lots. If you increase the number of lots currently platted, then a re-subdivision plat shall be required. The plat amendment process is designed to allow for changes to the current configuration of lots.

Response: A subdivision plat is included with this submittal.

Subdivision Plats:

- The property is currently platted; however, due to your proposed use, it will need to be resubdivided (replatted) Plat Amendment is sufficient at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in the most current Subdivision Plat Checklist. Plat reviews may run concurrently with your other Planning Dept. submittals.

Response: A subdivision plat is included with this submittal.

- A presubmittal meeting with Real Property is required on all plat submittals so our team may verify that 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 the meeting. Please bring two sets of the plat.

Response: Acknowledged; Per Darren Akrie's direction, a pre-submittal meeting was not held, but a precursory review of the plat was complete prior to submittal.

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 Subdivision Plat Checklist.

Response: Noted.

Separate Documents:

- 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 which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- Dedications Packet
- Easement Release
- License Agreement Packet

Response: Easements vacations and dedications in support of Phase 1 are shown on the submitted subdivision plat. We

- Offsite easement dedications may be required 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 Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: 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 8-10 weeks to complete

the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted. We will continue working with Real Property.

- 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 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: Comment acknowledged. We will continue working with Real Property for any license agreements.

- If a requirement for new 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.

Response: Noted.