

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



July 30, 2020

Luke Cannon
Koelbel And Company
5291 E Yale Ave
Denver, CO 80222

Re: Initial Submission Review - NINE MILE APARTMENTS AT THE POINT - SITE PLAN

Application Number: **DA-2061-05**

Case Number(s): **2020-6027-00**

Dear Mr. Cannon:

Thank you for your initial submission, which we started to process on Monday, June 29, 2020. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, August 14, 2020. Before the second submission can be accepted, the development review invoice of \$22,144 must be paid.

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 Commission hearing date is still set for Wednesday, September 23, 2020. 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 (505) 699-8993 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Kate Millenson, KTG Group, 820 16th Street Suite 500, Denver CO 80202
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA

Filed: H:\\$DA\2061-05rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The architectural design should be updated to meet building design standards (information below).
- An adjustment will be required to the maximum building length standard.
- Although no comments were received from the community, a neighborhood meeting is suggested. There has been significant community interest in projects at The Point.
- An RTD bus stop is located adjacent to the building. It will need to be reinstated when construction is completed. It is suggested that a shelter be constructed as an amenity to transit users.
- As of the date of this letter, Traffic comments have not been provided. They will be sent under separate cover.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the community.

2. Completeness and Clarity of the Application

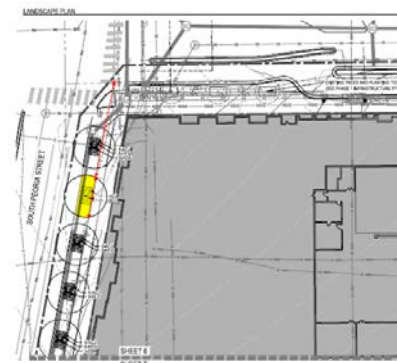
- 2A. Before the second submission can be accepted, the development review invoice of \$22,144 must be paid. Furthermore, there are traffic impact fees in the amount of \$421 that must be paid.
- 2B. Please label each page as is labeled in the Sheet Index on the cover sheet. See redlines.
- 2C. It is unclear whether the porte cochere area could get congested and queue out to the street, thereby blocking E Dartmouth Ave. Please provide details on the operations of the porte cochere and what methods will be used to ensure cars will not queue onto the street.

3. Zoning and Land Use Comments

- 3A. Please note that the temporary sediment basin on the adjoining lot will be removed upon commencement of construction on that site.
- 3B. What kind of buffering will be provided between the apartments and the dog run? Will there be hours of operation? How will the run be maintained?
- 3C. With your next submittal, please provide a letter of approval for the architectural design from The Point Design Review Committee.

4. Streets and Pedestrian Issues

- 4A. Please note that there is an existing bus stop on Peoria St that will need to be reinstated when the work is completed. RTD has provided a layout that would work and meet RTD standards for this location. Please contact Scott Woodruff at clayton.woodruff@rtd-denver.com or (303) 720-2025 for additional detail and coordination.
- 4B. As an amenity to the community, it is suggested that a shelter be provided for the bus stop. This is a well-traveled corridor and is an important connection to and from Nine Mile Station.



5. Parking Issues

- 5A. The number of parking spaces proposed exceed the maximum permitted; however, because the spaces are located in a parking garage, the overage is exempted from the maximum amount.



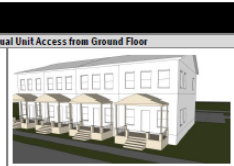
6. Architectural and Urban Design Issues

- 6A. Design standards require that multistory buildings have a clearly-defined base, middle, and cap. In part that is being accomplished by the transparency and fenestration on the first floor, but the materials are the same hue as floors 2-5 on the east and south elevations, which are highly visible. You may consider more of a contrast in aid in meeting this standard.
- 6B. According to Section 146-4.8.5.D the maximum building length in Subarea A is 150 feet. This building exceeds that dimension, and an adjustment to that standard will be required. As mitigation for not meeting this standard, building articulation and design will be important in order to break up the overall appearance of mass.
- 6C. Will the elevator penthouse extend beyond the parapet? If so, please illustrate it with a dashed line on the elevation drawing. Note the proposed color for the penthouse.
- 6D. For ground floor units, there must be articulation at entry points. Examples are provided here, we may want to discuss how to address this issue given the modern design of the building.
- 6E. The lighting standards that are proposed do not comply with required TOD lighting. The TOD lighting includes pedestrian lighting (no more than 12' high) as well as street lighting (no more than 20' high). The Louis Poulsen and Gullwing lights are required.
- 6F. Please provide details of building lighting as well as pedestrian-level bollards, decorative lighting, or other lighting. Decorative lighting cannot exceed 100 watts of incandescent illuminance. Building-mounted lights shall be directed downward.
- 6G. Please provide a detail of the porte cochere area.

Table 4.8.9
Entry Options

Entry Options for Residential Buildings with Individual Unit Access from Ground Floor

a. Front Porch
Front porches are common on single-family attached (townhouse) and other residential building types where individual units may be accessed from the ground floor.
A front porch shall be raised a minimum of 24 in. off the ground and be at least partially open on three sides and include a roof overhead. It shall be large enough to accommodate seating for two people.



b. Patio
Patios are common on single-family attached (townhouse) and other residential building types where individual units may be accessed from the ground floor. They are also common for units that have to be accessible from the ground floor.
A patio is less than 24 in. off the ground and shall be at least partially covered. A patio shall be large enough to accommodate seating for two people.



c. Stoop
Stoops are most common on single-family attached (townhouse) or stacked apartment building types.
A stoop shall be raised a minimum of 36 in. off the ground. The landing of the stoop shall be a minimum of 30 square feet and be covered.



Pedestrian Lighting - Louis Poulsen
(or similar, to be approved by Planning Director)



Street Light - Gullwing (Mocha Brown)



7. Landscaping Issues (Chad Giron / cgiron@auroragov.org / 303-739-7185 /Comments in bright teal)

Sheet 2 Site Plan

- 7A. Per the Master Plan Urban Design Guidelines, please provide more information regarding:
- Hardscape materials and paving patterns
 - Site amenities (benches, bicycle parking, etc.)
 - Pedestrian street lighting

Sheet 5 – Plant List and Notes

- 7B. Please add the missing Standard Landscape Notes to the landscape notes per the Landscape Reference Manual:
- Provide a statement generally describing any freestanding lights.
 - Provide a statement generally describing the surface material of walks, vehicular drives, parking lots, plazas, etc.
 - Show this note, "The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy."
- 7C. The Caddo Sugar Maple is not in the Master Plan Deciduous Tree Planting Palette.
- 7D. The Porte Cochere width can be subtracted from the street length requirement.



- 7E. Modify the Standard ROW Street Tree Table as shown.
- 7F. Fix PDF errors
- 7G. Add the irrigation note to the standard landscape notes.
- 7H. If there are going to be two landscape plans with two separate plant lists, notes, details, etc. then each sheet should reflect which plan it is referring to. For clarification, all sheets that are for the streetscape landscape should have streetscape in the sheet title. All sheets that are for the building perimeter landscape should have building perimeter in the sheet title: Landscape Plan – Streetscape. Landscape Plan – Building Perimeter. Modify each sheet and the cover sheet index.

Sheet 6 – Landscape Plan

- 7I. What is the surface treatment of the northern median adjacent to the Porte Cochere? If it's new and within the Limits of Work, then please consider landscaping with appropriate sized plant material.
- 7J. The end of each row of parking must have a landscaped island where ever possible when it is not impeded by utilities or pedestrian crossings.
- 7K. Per the written description of the streetscape landscape improvements in the Master Plan, these tree opening shall have a minimum of (10) 5-gallon shrubs. TYP
- 7L. Add dimensions to a streetscape section on each side to demonstrate compliance with the Master Plan Urban Design / Urban Landscape Zone Section.
- 7M. Add hatch to the legend.
- 7N. Change sheet title to "Landscape Plan – Streetscape." Change all relevant sheets.

Sheet 7 – Landscape Plan

- 7O. Add landscaping where shown to comply with parking lot landscape standards.

Sheet 10 – Landscape Plan

- 7P. This landscape plan is missing the plant labels, quantities, plant schedule, plan labels, street labels, Key Map, etc. A full review cannot be completed.
- 7Q. Please consider coordinating with Norris Design so that all landscape sheets have similar landscape and legend symbols.
- 7R. Switch the order of Sheets 10 & 11 so that the north side is before the south side.
- 7S. Artificial turn is not allowed in dog parks (dog runs).
- 7T. Is there a fence around the dog run?
- 7U. Add more information and details for the entry monuments.
- 7V. If there are going to be two landscape plans with separate plant lists, notes, details, etc. then each sheet should reflect which plan it is referring to. For clarification, all sheets that are for the streetscape landscape should have streetscape in the sheet title. All sheets that are for the building perimeter landscape should have building perimeter in the sheet title: Landscape Plan – Streetscape; Landscape Plan – Building Perimeter. Modify each sheet and the cover sheet index.

Sheet 12 – Plant List and Notes

- 7W. Missing plat list and standard landscape notes. See the Landscape Reference Manual for submittal requirements. If possible, coordinate with Norris Design on planting details and landscape notes for consistency.

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

- 8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our



GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 9A. The Site Plan will not be approved by Public Works unless a preliminary drainage letter/report is approved.
Sheet 2 – Site Plan
- 9B. Clearly identify what improvements are proposed with this development and what are existing. The improvements on Dartmouth have been completed. The island and porte cochere are new improvements.
- 9C. Dimension through way between tree opening and back of sidewalk, typical. 6' minimum required.
- 9D. Add a note that the adjacent street improvements must be completed prior to the issuance of a certificate of occupancy.
- 9E. Label E Dartmouth Ave and S Quari St as private.
- 9F. Label cross pan where noted.
- 9G. Indicate proposed pavement material, typical.
- 9H. Show/label curb ramps, typical.
- 9I. According to the plat, the property line is at the back of curb.
- 9J. Include a typical section of adjacent streets that identifies improvements and who will be responsible for the improvements.
- 9K. Show/label proposed site signs such as stop signs, no parking signs, etc.
- 9L. Dimension drive aisles, typical.
- 9M. Street and pedestrian lights are required along the private street. Please show and label.
- 9N. Dimension proposed sidewalks.
- 9O. Label drainage easement. Access easement is required from drainage easement to right of way.
- 9P. Label/dimension existing sidewalks along Parker and Peoria.
Sheet 3 – Grading Plan
- 9Q. Label slope at garage entrance.
- 9R. At the temporary sediment basin, 2% min slope or provide underdrain.
- 9S. Off-site grading will require a letter from the property owner granting permission for this work.
- 9T. A license agreement is required for private improvements in right of way.
- 9U. At the northwest corner of the building, are there steps interior to the building? There is 4'+/- between the FFE and the ground outside the building. Is this a raised deck? The elevations are not clear.
- 9V. Show/label drainage easement. The drainage easement needs to be 4' from the outside of the underground device. How is access provided?
- 9W. Storm sewer needs to be 10' away from trees, typical.
- 9X. Street and pedestrian lights are required along the private street. Please show and label. Street and pedestrian lights on Peoria Street will be owned and maintained by the City of Aurora and must meet COA standards.
Sheet 10 -
- 9Y. Show detention outfall. Access is required and may impact landscaping.
Sheet 13 - Elevations
- 9Z. Where are Area A and Area B defined on the plans?

10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 10A. Comments will be sent under separate cover.



11. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Site Plan Sheet 1

- 11A. If no gating System is planned, please delete Note 18.
- 11B. Please delete Appendix J reference from Note 19.
- 11C. Please add the following Notes: 21. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1 - 2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03 - 1221, ARTICLE 5 -
- 11D. STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9 - 5101 TO 9 - 5 - 106). 22. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF
- 11E. THE AMERICANS WITH DISABILITIES ACT.
- 11F. Please add the Actual Height of the Building. NOTE: If the building has an occupied floor located more than 75' above the lowest level of fire department vehicle
- 11G. access it is considered a High Rise.
- 11H. Please show the Implementation Plan in Table Form. Please follow this example.

Site Plan Sheet 2

- 11I. Question? Is there going to be any external Mail box kiosks? If so please locate on Site Plan and provide accessibility to them.
- 11J. Are these planters? Please label accordingly.
- 11K. If Dartmouth St. is a Private Street constructed to the Public Street Standard? Please label as such.
- 11L. Note; Site Plan Data Block shows 7 Accessible Spaces required; Site Plan only shows 6. Please show and label the required 7 accessible parking spaces.
- 11M. Please provide for one FDC location at this point. If there is a separate Fire Sprinkler FDC and separate Standpipe FDC show both symbols and labels independently with Knox Caps/Plugs.
- 11N. Please include the complete sign package with the Site Plan; this includes the following: 1) Handicap accessible parking signs, include post. 2) Handicap accessible
- 11O. curb ramp detail. 3) Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign
- 11P. is back far enough not to be within the curb "roll-over" area. 4) Stripping details for crosswalks.
- 11Q. Also, please include all the required dimensions per the 2009 ICC A117.1.
- 11R. If these are bollards, please label them accordingly.
- 11S. The gas meters appear to be in front of the fire riser room door. Please relocate the gas meters or the fire riser room to another location.
- 11T. Keep the Knox Box location for entry into the adjacent corridor.
- 11U. Remove this FDC.
- 11V. Remove FDC. Only one FDC location per structure.
- 11W. If Quari St. is a private Street constructed to the Public Street Standard? Please label as such.
- 11X. Please add the FDC and the Riser Room signs to the sign package. Please also add a note to post them in the appropriate locations.
- 11Y. Note the Accessible Route ends at the Public way, please revise.
- 11Z. Please add the FDC and the Riser Room signs to the sign package. Please also add a note to post them in the appropriate locations.

Site Plan Sheet 3

- 11AA. Please locate the FDC with Knox Caps/Plugs here.
- 11BB. The Knox Box is labeled just "Knox Box" the FDC is labeled "with Knox Caps/Plugs".
- 11CC. Please relocate this fire hydrant to this location, previously approved.

Site Plan Sheet 4

- 11DD. Please change Knox Hardware to "Knox Caps/Plugs" in all Legends.



- 11EE. The Site Plan is showing (3) FDCs. Please clarify if you are going to have 3 separate sprinkler systems. Typically, you have (1) FDC for the sprinkler system and (1) FDC for the Parking Garage Standpipe. Please clarify.
- 11FF. This is a good location for the garage FDC.
- 11GG. Please relocate this fire hydrant to this location, previously approved.
- 11HH. The Knox Box is labeled just "Knox Box" the FDC is labeled "with Knox Hardware."
- 11II. Please label and show the Riser Room.
- 11JJ. The Knox Box is labeled just "Knox Box" the FDC is labeled "with Knox Caps/Plugs".
- 11KK. Please locate the FDC with Knox Hardware here.
- 11LL. Please label the Fire Line as follows: 6" Fire Line DIP (private).

Site Plan Sheet 5

- 11MM. Please add the following notes: 17. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY, 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. 18. 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.

Site Plan Sheet 6

- 11NN. Please show this relocated FDC on all of the appropriate landscaping sheets.

Site Plan Sheets 7 & 10

- 11OO. Please relocate this fire hydrant to this location, previously approved.

Site Plan Sheet 11

- 11PP. Doesn't match Sheet 2, please revise.

Site Plan Sheets 13 thru 16

- 11QQ. Please label and show (with symbols) all knox boxes and FDCs with Knox Hardware on all appropriate elevation sheets.

Site Plan Sheet 17

- 11RR. Site Plan Data Block shows 7 accessible spaces required; Site Plan only shows 6. Please show and label the additional required spot. Please label the 2 required van spaces.
- 11SS. The crosshatch belongs in the green area, not the blue.

12. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 12A. Show existing utility stub outs that were part of the Phase 1 plans (COA #218100). If these stubs are not going to be used they must be capped at the main.
- 12B. Private streets, including E Dartmouth Ave and S Quari St should have utility easements.
- 12C. Easements are required for water meters outside of public ROW. See Section 5.04. During civil plan review a fixture unit table is requires verifying meter size.
- 12D. Is Fire/Life Safety okay with removal of a brand-new hydrant? (E Dartmouth Ave)
- 12E. Does the "existing utilities to be relocated" include the existing sanitary? Relocation of a sanitary sewer that is active will require a bypass plan.
- 12F. Trees are not allowed within 8-feet of the storm sewer.
- 12G. The proposed fire hydrant at the southwest corner of the site will result in opening up a majority of Peoria. Has this hydrant been requested by Fire/Life Safety?
- 12H. The water meter is to be in a landscaped area. Meters larger than 1-inch are in a vault.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 13A. Continue watering the trees that are being preserved on the master plan, particularly the silver maples on



E Cornell Ave and a few evergreens along S Peoria St.

14. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

14A. Park Development Fees:

- The Point at Nine Mile Master Plan outlines a handful of Small Urban Parks to help meet the requirements for park land dedication and development on site. The master developer has the obligation of handling any dedication of land (or fees in lieu) whereas the site developer is required to pay park development fees at time of building permit. Please note that the small urban parks on site have not yet been dedicated or developed. Please work with the master developer on the timing of the parks within the master plan as the completion may help to lower the park development fees for your development.

14B. Being a Transit Oriented Development, you will receive the incentive rate for park development fees. For the proposed 260 units, the per-unit fee due at time of building permit will be \$1,466.17 for 2020.

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

15A. In the legal description, add the new plat Lot, Block, and Subdivision name.

15B. Add the boundary B&D and curve data - match the plat where noted on the plans.

15C. Dedicate any needed easement by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.

15D. Change the label in the building to the new Lot, Block and Subdivision name.

15E. Please indicate whether streets are private.

15F. Add R.O.W. width for S Peoria St and S Parker Rd where noted.

15G. Label Tract where noted in the redlines.

15H. Be sure to show all the easements shown on the plat.

16. Xcel Energy (Donna George / 303-739-7294 / donna.l.george@xcelenergy.com)

16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for Nine Mile Apartments at The Point. Please be aware PSCo owns and operates an existing natural gas main stubbed out on the south side of the property coming in from Parker Road (please show on the plans), and existing underground electric distribution facilities along both South Peoria Street and Parker Road.

16B. Please see attached letter for additional details.

17. Arapahoe County Engineering (Sarah White / 720-874-6500 / swhite@arapahoegov.com)

17A. Arapahoe County Engineering thanks you for giving us the opportunity to the Nine Mile Apartments at the Point – Site Plan. Engineering Staff has reviewed the proposed Site Plan and use. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

18. Arapahoe County Planning (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

18A. Thank you for the opportunity to review and comment on this project; the Arapahoe County Planning Division has no comments; however, other county departments/divisions may submit comments.