



Planning Division
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303.739.7250

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November 21, 2019

Stan Barter
Watermark Communities
9105 N. Charleston avenue
Portland, OR 97203

Re: Initial Submission Review – St. Andrews Memory Care-Major Site Plan Amendment
Application Number: **DA-1528-03**
Case Number: **2001-4011-10**

Dear Mr. Barter:

Thank you for your initial submission, which we started to process on October 28, 2019. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 17, 2019.

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 February 12, 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 give me a call. I may be reached at 303.739.7541.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Ross Eddy – MOA Architecture 414 14th St. Suite 300 Denver CO 80202
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1528-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site Plan Amendment Data Block (Planning)
- Parking amounts (Planning)
- Landscaping Notes (Landscape)
- Preliminary Drainage approval (Public Works)
- Note to cover sheet (Traffic)
- Accessible Route and labels (Fire and Life Safety)
- Utility Easement and labeling (Water)
- Tree Mitigation (Forestry)
- Note to cover sheet (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Thirty registered neighborhood organizations, 7 adjacent property owners and 6 outside agencies were notified of the application. Written comments were received from Xcel Energy and the Tri-County Health Department and can be found at the end of this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

2A. See comment regarding the Data Block and add missing data.

2B. Move sheet pagination to the bottom right hand corner of each sheet using and “X” or “Y” system.

2C. Add a description of the proposed amendment in the Amendment block.

2D. See redline comments.

3. Zoning and Land Use Comments

3A. Clarify in the Data Block the zoning, gross floor area, building coverage, parking requirements, and existing parking for the new building.

4. Streets and Pedestrian Issues

4A. Show accessible route from the proposed building to the public right of way.

4B. Please indicate drop off and pick up of residents and access and connectivity to adjacent buildings.

5. Parking Issues

5A. Revise how the available and proposed parking is represented in the Data Block as shown on the redlines.

5B. Per the Pre-application letter, please provide and outline an operations plan that includes staffing, information related to shift times, use of shuttles to the RTD light rail station etc..

5C. Please show location of bicycle parking and include number of space in the data block.

6. Architectural and Urban Design Issues

6A. Exterior products should be comparable and compatible with the existing adjacent buildings; please modify roofing material and color to match the existing buildings.

6B. Provide detail for the mechanical louvers.

6C. Add a "faux" shelf to break up the north courtyard faces.

5D. Please provide a materials/color board with your next submission.



7. Landscaping Issues (Kelly K. Bish, PLA, LEED AP / 303-739-7189/ / Kbish@auroragov.org / Comments in bright teal)

7A. Sheet 5 of 10

- Dimension and label all provided buffers.
- Show the property line as a traditional line type with a long dash and two short dashes.
- One-gallon plant material may not be counted toward the buffer requirement. If using one gallon, it is three one gallon to one five-gallon shrub. The buffer requirement of 36 shrubs is not being met.
- Add “Not for Construction” to all landscape sheets.
- The parking lot islands within the southern parking lot required twelve shrubs each.
- Update the landscape tables per the comments.
- Turn off the interior of the building in the drawings. No floor plans are required with the Landscaping Plan.
- Provide the required 6 landscape notes. Refer to the Landscape Reference Manual.

8. Addressing (Phil Turner / 303-739-7271 / 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. Add the following note to the cover sheet: “In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.”

9B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

9C. Please see redline comments of sheet 4 regarding proposed swales, berming, proposed slope, labeling drainage easements and providing dimensions for all new parking stalls, drive aisles and sidewalks.

9D. Drainage easement needs to include the maintenance access and tie to public right of way.

9E. Minimum slope away from the building is 5% for 10’ for landscape areas; minimum 2% for impervious areas.

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

10A. Add the following note on the cover page: “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.”

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

11A. Sheet 1 / Cover

- Remove crossed out text and notes.
- Add notes and text provided.
- See redlines regarding Data Block information.

11B. Sheet 3 / Site Plan North

- Crossed out detail can be removed from this sheet.
- Provide legend/key for this sheet.
- Indicate Fire lane easement location and size.
- Indicate Hydrants.
- Indicate FDC & Riser room.



- Indicate accessible route.
- 11C. Sheet 7 / Elevations Public
- Indicate Riser room & FDC Knox box.
- 11D. Sheet 9 / Photometric
- Indicate accessible route and foot candelas along accessible route.

12. Aurora Water (Daniel Pershing / 303-739-77646 / DDpershi@auroragov.org / Comments in red)

Sheet 4 of 10

- 12A. Standard width for trickle channel is 6 FT. Please update.
- 12B. Please dedicate a 10' Utility Easement for the water meter.
- 12C. Relocate callouts to the point of connection on the water main and not along the services.
- 12D. Please label slope and pipe material for sanitary services (i.e. 4" SDR-35 @ 2%).

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

13A. The area located south of the one-story building will be graded, there are several trees within this area that may be impacted. Please indicate whether the trees will be preserved or removed. If the trees will be preserved please indicate how, based on our standard details for tree protection. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

13B. 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.

13C. 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). Add notes to the plan.

13D. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. The caliper inches that will be lost are 63", but only 25" would be required for planting back onto the site. The mitigation value is \$4,378.00.

Tree #	Species	Diameter	Mitigation Value	Mitigation Inches
1	Crabapple	5	\$195.87	2
2	Austrian Pine	9	\$585.00	4
3	Colorado Spruce	10	\$812.80	4
4	Austrian Pine	9	\$585.11	4
5	Colorado Spruce	6	\$303.63	2
6	Scotch Pine	13	\$1,196.78	5
7	Red Maple	11	\$690.51	4
Total		63	\$4,374.81	25

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

14A. See redline comments specifically including note number 29 on the cover sheet.