

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



April 18, 2018

Christian Pritchett
Blueline Development
1004 South Avenue W
Missoula, MT 59801

Re: Initial Submission Review - Providence at the Heights – Site Plan, Site Plan Amendment and Replat
Application Number: DA-1502-03
Case Number: 1980-4019-04; 2018-3018-00, 2018-4009

Dear Mr. Pritchett:

Thank you for your initial submission, which we started to process on Monday, March 26, 2018. 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 Thursday, May 10, 2018.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or bcammarata@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

Attachments (Xcel, Aurora Public Schools, Arapahoe County, Urban Drainage, Neighbor Comments)

cc: Wendi Birchler - Norris Design 1101 Bannock Street Denver, CO 80204-3628
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1502-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Update Traffic Impact Study per comments.
- ✓ Provide additional information regarding parking waivers both quantity and design.
- ✓ Begin the easement release and the License Agreement processes.
- ✓ Note Parks and Public School land dedication requirements.
- ✓ Maintain tree lawn through middle section of drive lane.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

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

2. Completeness and Clarity of the Application

2A. Include abutting zone districts on site plan.

2B. Include ADA route on site plan.

2C. Identify trash enclosures.

2C. Provide a physical materials board.

3. Zoning and Land Use Comments

3A. Completed avigation easement needed.

3B. Parking Quantity (Waiver)

My understanding is the proposal would leave the church with 149 parking spaces and 125 are required based purely on assembly seating (500/4). Please provide a brief overview of the church's assembly and worship days and times. Also, identify the frequency and nature of other uses conducted at the facility and the parking demand of those activities according to city code. If a more detailed review of the uses at the church does not change the parking requirement, then there is an excess of 24 parking spaces for the church.

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

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

In your next submittal:

- (1) Identify parking numbers in the Site Plan Amendment by aisle.
- (2) Provide an overview of the church's operations to clarify the minimum parking requirement. This overview should include assembly days and times and an overview of other uses generating parking demand over the course of a typical week. Uses should generalize times and days identify parking demand per city code.
- (3) Please re-address shared parking scenarios. Shared parking appears to provide a more robust mitigation for the proposed parking reductions. If one or both parties are not willing to consider this option please identify as well.



- (4) Please clarify when and where parking will be utilized by staff for the apartments and how that is captured by your analysis.
- (5) Please address the number of accessible spaces as requested by Life Safety.
- (6) Are there assurances you can provide to the Planning Commission from a programmatic standpoint that parking will be managed. In addition, how is parking addressed in the longer term if the programmatic approach changes to a more typical scenario? The shared parking approach appears to provide greater assurances moving forward.

3C. Parking Design (Waiver)

- (1) Please include carport design in the plan set. Also you suggest the location of the carports creates a buffer to the plaza area, additional information on how this buffer is accomplished may be helpful to the Planning Commission.
- (2) In presenting this waiver request to the Planning and Zoning Commission staff recommends presenting a more robust and detailed analysis of unique circumstances associated with your proposal and greater detail as to how you have taken steps to mitigate the reductions of structured parking.

3D. Access Drive (Waiver Mitigation)

- (1) Stripe crosswalk at south end of drive access.
- (2) Add tree lawn to the “end cap” of the church parking aisle to match the curb line to the south.
- (3) Future improvements to the church parking lot may require the addition of a buffer to the back of sidewalk.
- (4) Clarify if the two parking spaces along the drive aisle are allocated to the church or not.

3E. Architecture

- (1) The majority of the building has strong definition of the top, middle and base of the building as well as glazing and detail elements. The east end of the building does not have those features to the same degree. Please incorporate features used elsewhere on the building on the east end to delineate the top, middle and base.
- (2) Please provide a physical materials board for the Planning Commission meeting.
- (3) Provide details for the raised planters by main entrance, low garden box trellis by the car ports and trash enclosures. The planter boxes in front of the main entrance should function as seat walls 16” to 20” high with seat cap of similar or larger dimensions.

4. Landscape Comments

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

Aurora Alliance Church Site Plan Amendment

4A. Sheet 4 Landscape Plan

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

- Label the fitness stations.
- Specify a sod and seed mix.
- Add a note describing the mulch treatment for the trees.
- Add “Not For Construction” to the landscape plan.

Providence At The Heights

4B. Sheet 6 Landscape Notes

- Add “Not For Construction” to all landscape sheets in the landscape plan set.
- Add the basic light fixture information as it pertains to any proposed lighting in parking areas and/or pedestrian areas under the City of Aurora Notes.
- Update the landscape tables as noted.
- Remove the portion of note 14 where indicated as the city will not take over ownership and maintenance responsibilities of the street trees.



4C. Sheet 9 Landscape Planting Plan

- If the perennials proposed along the building face are being used to count towards building perimeter landscape requirements, please call out the quantities and actual species proposed.
- Plantings and trails are permitted only within the buffer. No fencing, raised gardens or garden composting.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

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

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

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

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

6. Civil Engineering

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

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

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

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

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

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

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

7. Real Property

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

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

8. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371 Comments in **blue**.

Site Plan Comments

Sheet 1

Please remove House Bill 03-1221 portion

- Provide and identify the required and provided Van Accessible parking spaces according to the 90 spaces required, even if the waiver is granted for 36 overall spaces
- Has the Planning Department granted the waiver of parking from 90 to the 36 proposed? If the original requirement is 90 parking spaces, the accessible spaces cannot be waived, and you must calculate the required number on 90 parking spaces, not 36. Please note, we cannot waive accessibility requirements of the code.

Sheet 2

- Please replace note (7) with the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- Please replace note (3) with the following note: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF

STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS



PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.

Sheet 3

- Please include Tow-Away symbol sign to the accessible parking signs
- Advisory Note: "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments
- Advisory note: The separation requirements from fire hydrants shall not be located less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides
- In the area indicated for accessible route, provide a 5' cross-hatched walkway across the drive aisles. TYP
- Relocate light fixture outside the Fire Lane easement. TYP
- Is this element a Knox Box? If so, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
- The exterior accessible route shall interconnect to the public sidewalks of the adjacent street. Additionally, accessible routes shall have a minimum 1ft candle lighting along entire route to the public right of way.
- The landscape sheets shows a light fixture in this area. Please remove or update sheets to show fixture. The site and utility plans must reflect the location of all fire hydrants and FDCs.
- Please identify all public and private entrances. Advisory note: The exterior accessible route must extend to accessible
- Provide and identify the exterior fire riser door/room.
- Which door is the main entrance? Please label accordingly. Once identified, relocate the fdc and the knox box to the main entry door
- Relabel as fire department connect as "FDC w/approved plugs"
- Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site.
- Are these doors a required exits, are these areas part of an accessible route? If so, do the exterior accessible routes provide access to the front area of the structure?
- Remove 52' outside turning radii and replace with right-angle

Sheet 4

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

Sheet 5

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



- Fire Riser Room? If so, please label accordingly
- Identify Fire Line using the following example: "6" Fire Line DIP (Private)."
- Is this element a Knox Box? If so, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
- Provide and identify the exterior fire riser door/room.
- Relabel as fire department connect as "FDC w/approved plugs"
- Remove 52' outside turning radii and replace with right-angle

Sheet 7

- Please relocate the light fixture outside the fire lane easement
- Relabel as "Knox w/approved Hardware"
- Relabel as "FDC w/ approved Knox Plugs"
- Relabel as "23' Fire Lane easement"
- Is this area being used a parking space? If so, how will the light fixture configuration work?

Sheet 8

- Advisory note: The separation requirements from fire hydrants shall not be located less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides
- Relabel as "23' Fire Lane easement"

Sheet 10

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

Sheet 15

- Which is the main entrance door? Please label accordingly, and show the FDC and Knox Box at the main entry to the structure.
- Show the location of the FDC and Knox Boxes where applicable. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
- Fire Riser Room. Please label the door intended to provide access to the fire riser room

Sheet 16

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

Plat Comments

Sheet 2

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



Site Plan Amendment Comments

Sheet 1

- Please identify all of the data block elements.
- Please include the provided and required van accessible spaces

Sheet 2

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

Sheet 3

- The fire lane easements on the plat does not consistently state what is shown on the site plan. Additionally, please identify and provide the changes noted on site plan sheet 3 as they pertain to the 90 degree corners in lieu of outside radii of 52'. Revise both site plan and plat to match.
- Remove 52' outside turning radii from the fire lane easement and replace with right-angle.
- Relabel as " 23' Fire lane Easement"

Sheet 4

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



9. Traffic

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

TIS Comments

- 9A. Update PHF and % trucks coded in synchro to match count data / available resources. Use PHF for existing and then average of existing and .92 for future.
- 9B. Include signal summary print out in appendix.
- 9C. Include synchro timings report in appendix.
- 9D. Include synchro queuing report in appendix.
- 9E. Confirm synchro model has pedestrian inputs per count data, update as necessary.
- 9F. Confirm site plan matches latest submitted to Planning Department.
- 9G. Confirm reference phase in synchro is incorrect, should be start of yellow, not green. Update on all.
- 9H. Parking analysis and discussion is still under review, additional comments are pending.
- 9I. update to include COA standard growth rate of 2% as part of the analysis.
- 9J. See comments throughout report.
- 9K. Parking analysis is still pending.

Site Plan

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

10. Aurora Water

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

- 10A. Fees Dues - Storm Drain (4.48 acres * \$3,250/acre= \$14,560) **TOTAL= \$14,560** 4/5/18 (Drake Robinson 303-739-7393 Make check payable to City of Aurora)
- 10B. Confirm this alignment (stormwater along Alameda). Aurora Water GIS shows it to be different.
- 10C. Meter pits to be 2 feet from any hard surface.
- 10D. Please label the domestic water service, fireline, sanitary service lines and meter size.
- 10E. Not pointing to storm infrastructure (sheet 5).
- 10F. No trees planted in easements (typ.)

11. Parks, Recreation and Open Space Department

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

LAND DEDICATION AND PARK DEVELOPMENT FEES

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

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

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



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

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

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

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

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

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

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

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

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

11k. PROS REQUIREMENTS CAVEAT - The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2018). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

12. Xcel Energy

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

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

13. Centurylink

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

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

14. Urban Drainage

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

14A. No concerns at this time – See Letter



15. Arapahoe County

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

15A. No concerns at this time – See letter

16. Aurora Public Schools (APS)

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

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 11, 2018

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Brandon Cammarata

RE: Providence at the Heights, Case # DA-1502-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please note that the storm sewer that is proposed on the northeast side of the proposed building is in direct line with the proposed transformer.

In order to facilitate electric lines to the proposed transformer location, PSCo requests that the 15-foot ingress-egress and utility easement along the southeasterly property line is extended southwestwardly to connect with the 16-foot drainage and utility easement along the southwesterly property line.

Russ McClung, Right-of-Way Agent at 303-671-3932, must be contacted in order to process the quitclaim deeds for the PSCo easements proposed to be vacated. The easements can be quitclaimed only after all electric facilities have been deactivated and removed. Additional easements may need to be acquired by separate document for new facilities.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado

AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/16/2018

Providence at the Heights - April 2018

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	50	0.145	7
TOTAL	50		7

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	4	0.04	2	6	0.03	2	7
TOTAL		4		2	6		2	7

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	4	0.0175	0.0656
MIDDLE	2	0.025	0.0500
HIGH	2	0.032	0.0480
TOTAL	7		0.1636



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

April 6, 2018

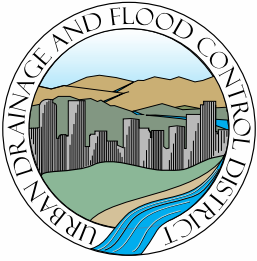
Brandon Cammarata
City of Aurora, Planning
15151 E Alameda Pkwy 2nd Fl
Aurora CO 80012
bcammara@auroragov.org

FILE NUMBER/NAME:	DA-1502-03/ 1272702 - Providence at the Heights – Site Plan Amendment and Replat
PROJECT TYPE:	Site Plan amendment for a 50-unit multi-family building and a plat for one lot on approximately 2.0 acres.
LOCATION:	Alameda and Joplin
REFERRAL RECEIVED DATE:	03-30-2018
COMMENTS DUE DATE:	04-16-2018

ARAPAHOE COUNTY OUTSIDE REFERRAL CASE NO:	O18-058
PLAN REVIEWER:	Terri L Maulik, Duty Planner
REVIEW DATE:	04-06-2018
NARRATIVE:	
COMMENTS:	There is no negative impact to unincorporated Arapahoe County as a result of this project. We appreciate the opportunity to review and comment on this project.

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

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April 13, 2018

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: Providence at the Heights
Stream: **West Toll Gate Creek**
UDFCD MEP Phase: **Referral**
UD MEP ID: **106325**

Dear **Mr. Cammarata**,

This letter is in response to the request for our comments concerning the above referenced project. We appreciate the opportunity to review the above project. We generally have no comments on the referral. With urban redevelopment we would encourage any runoff reducing practices that could be incorporated onsite, including disconnected impervious areas and the use of vegetation to increase infiltration.

The development is adjacent to West Tollgate Creek. We would like to review any future plans that show grading or impacts to the adjacent stream corridor.

Please feel free to contact me with any questions or concerns.

Sincerely,
Urban Drainage and Flood Control District


Morgan Lynch, PE, CFM
Watershed Services Program

5/12/18

Case # 1272702 Review case #5 1980-4019-04
2018-3018-00

From Raymond W. W. W.
15651 East Custer Pl.
Aurora, G. 80017

To Brandon Cammarata

I have lived at this residence ~~and~~ since
purchased in 2001

I have enjoyed having only neighbors such as
geese walking around and sometimes deer. Sweet
are children playing games at scheduled events
and occasionally dogs on a walk

With this proposed site plan to change all
that I disagree. With that will be lights, noise
and a flood of people not any to my liking

With 3 levels high this will allow future
residence to look right into my bed and a huge
brick building to look at

So in closing I find this project restrictive,
offensive, safety concerns and only of value to
the developer (future owner)

Raymond W. W. W.

case # 1272702 review case #5

5/12/18

1980-4019-04

2018-3018-00

Tom Raymond + Cheryl North
15661 East Acker Pl.
Aurora, Co 80017

To Brandon Cummings

We purchased this home in 2010 as a rental in a quiet neighborhood.

We disagree with the development plan.

We would like to know when Cofflerwood Creek Homeowners Association was contacted.

With a 50 unit expansion that will produce a huge increase of people, traffic and emergency response (police, ambulance, and fire).

The plan represents a large gathering area next to our rear 6 ft fence, reflection off glass into rear windows of our house and the likelihood of trash ~~build~~ building of trash at rear of house.

We do not like the thought of a 3 story monster building blocking the open space of Delaney Farm.

Raymond + Cheryl North