



Planning Division
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November 5, 2018

Jonathan Alpert
Westfield Company, Inc.
4221 Brighton Blvd
Denver, CO 80216

Re: Second Submission Review – Gotham Greens @ Stanley Marketplace – Minor Amendment
Case Numbers: 2014-6055-05

Dear Mr. Alpert:

Thank you for your second submission, which we received on October 22, 2018. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submittal. Please revise your previous work and send us a new submission on or before Tuesday, November 20, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Amy Magee, Ware Malcomb, 990 S Broadway St, Suite 230, Denver, CO 80209
Jacob Cox, ODA
Filed: K:\SMA\2014-6055-05 Gotham Greens @ Stanley Marketplace/2nd Submittal/Rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. As part of an amendment to the Stanley Marketplace Site Plan approved by the city in September 2017, many sheets within the existing plan set are “bubbled” in red showing sheet revisions. As requested by staff with the last review, you have updated some of those sheets to reflect the proposal for the subject site. However, it’s unclear whether all of those amendments got transferred over onto this submittal. Please review and clarify with the next submittal.

1B. Because this application is being reviewed as a Minor Amendment and there was no formal notification to adjacent property owners or registered neighborhood organizations, staff is requesting that you reach out to the adjacent property owners / homeowners to the north (in Stapleton) to let them know about this project *prior to* beginning construction on site. Given the size of the building and the potential negative impacts associated with this use, staff encourages you to be transparent and build a relationship with them to ensure that the project is successful both from a business and community perspective.

2. Zoning and Land Use Issues

2A. The comment response letter states that the trash collection location will be finalized during the CD phase. However, this needs to be shown on the Site Plan so that staff can ensure the location is appropriate within the context of the site. Please provide additional information with the next submittal.

2B. An Operations Plan should be provided on a sheet within the Site Plan, not just in the comment response letter so that there is a means of enforcing it and ensuring compliance. Please update.

2C. Please provide a detail showing how the mechanical equipment west of the building is being screened. It appears that opaque fencing is only provided around a portion of the pad and there is no information about what materials are being used to screen this.

3. Parking Issues

3A. The parking calculations provided on Sheet C11 are not consistent with the numbers on the approved Stanley Marketplace Site Plan. Please update to match or remove entirely.

4. Architectural and Urban Design Issues

4A. The example pictures on Sheet A.10 are helpful, but they shouldn’t be included within the plan set. Please remove that sheet.

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

5A. Site Plan Amendment approval cannot occur until the landscape buffer issue is resolved between the applicant and the Metro District.

5B. Plant material cannot be located on the trail itself as illustrated on Sheet L1.09.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. The Site Plan Amendment will not be approved by Public Works until the Preliminary Drainage Letter is approved. Comments were returned to the applicant on August 31, 2018.

6B. Label the 100-year floodplain location on Sheet G5.

6C. Review comments regarding minimum and maximum slopes on Sheet G5.



7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

7A. Relocate the FDC to the area of the front main entrance.

7B. Provide and identify an exterior fire riser room door.

7C. You are showing a dead-end water line supplying one fire hydrant at this time. You cannot have two fire appliances, such as a fire hydrant and fire service line, off of one dead-end water line. It must be looped per Section 5.02.4. If looping the water supply proves to be impractical, you will need to submit a “request for modification.” You would need to show that looping is impractical and the hydraulics exceed the minimum requirements for a dead-end fire hydrant. Please coordinate with William Polk on this.

7D. Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 PSI for firefighter purposes. No more than one fire device is allowed off a dead-end water line looped system. Since the water line exceeds 150’, it will require a calculation to be shown on the Civil Plans. The calculations provided must reflect no less than a 20 PSI residual pressure.

7E. Provide a delineation showing the actual area that is considered the “school drop off area” on the Site Plan to ensure this is outside of the dedicated fire lane easement.

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

8A. A license agreement will be required for the private storm sewer where it crosses the public utility easement.

8B. Ensure the water meter is within a landscaped area and a minimum of 2 feet away from other hard surfaces such as sidewalks, roadways and back of curb.

8C. A fixture unit table will be required with the Civil Plan submittal verifying water meter sizing.