

Planning Division
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January 16, 2019

Stephen Hinterkopf
AIMCO
4582 S Ulster Street, Suite 1100
Denver, CO 80237

Re: Initial Submission Review - Innovation Hotel at Fitzsimons - Site Plan
Application Number: **DA-1233-38**
Case Number(s): **2018-6064-00**

Dear Mr. Hinterkopf:

Thank you for your initial submission, which we started to process on Monday, December 17, 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 Tuesday, February 5, 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 administrative decision date is still set for Wednesday, March 20, 2019.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

In any case, I'll be contacting you shortly to set a time for us to meet with you or your designated representative to discuss these comments in more detail.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Emmett Harrison, Tryba Architects, 1620 Logan Street, Denver, CO 80203
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1233-38rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The existing curb return on Ursula Street should remain in place in order to make provision in the future for an additional turning lane, if needed.
- ✓ Please provide a Parking Plan, an analysis of parking need, and a shared parking agreement.
- ✓ Please coordinate with the FRA regarding required public art.
- ✓ In order to comply with the GDP, access to a workout facility for guests is required.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Name: Nadine Caldwell

Organization: 2065 Florence Street

Address: Northwest Aurora Neighborhood Org. Aurora CO 80010

Phone: 3033642859

Email: bnthdnth@comcast.net

Comment: Don't have issues with the hotel but the location is surprising as we thought all hotels would be in the area of the old golf course. Seems to be some issues that need work but the FIC Design Review Board will probably get those resolved soon.

2. Completeness and Clarity of the Application

- A. Please update title block to say "Fitzsimons Innovation Hotel." Remove the word "development."
- B. Please reformat the vicinity map to a scale similar to the example provided on the redlines.
- C. Please insert a blank amendment box so future Site Plan changes can be noted.
- D. Please adjust signature block formatting as noted in redlines.
- E. Please dash in wall signs or decorative logo features. Will there be a logo or other signage on the tower element? Note any monument signs on the Site Plan, if any.
- F. Public Art is required. Please coordinate with the FRA regarding the Public Art program for the Fitzsimons Innovation Campus.
- G. Please be sure to label the future retail as a Phase 2.

3. Zoning and Land Use Comments

- A. Hotels are referenced in the Fitzsimons General Development Plan. Two are permitted on the campus, one being a full-service hotel. The one lacking item is an on-site workout facility for guests. As discussed previously, staff suggests entering into an agreement with the Fitzsimons 21 apartments so that guests can use that facility if it is desired. The GDP language is referenced here (on Sheet 7 of 19):
- 3. There will be a limitation of two hotels within this GDP boundary. At a minimum one of the hotels will meet the definition of a service hotel as defined below. The other hotel will meet the definition of a service hotel with the exception that the maximum square feet of meeting facilities will be 8,000 square feet. The total number of rooms shall not exceed 375.
Hotel, service means a public establishment providing lodging. A service hotel must meet the following standards:
 - a. Have a central, common lobby for check-in/check-out and guest services such as valet parking.
 - b. Access should be either internal or through a secured internal courtyard.
 - c. Have a minimum of 100 guest rooms.
 - d. Provide a guest fitness center with exercise and fitness equipment, sauna, and/or whirlpool.
 - e. Offer Internet access, data ports and phone lines in all rooms.
 - f. Rooms shall be located on a minimum of four levels with elevator access.



- B. There have been on-going discussions regarding parking requirements for the hotel. The assumption that has been made is that parking will be shared with the apartments to the north. Please provide some analysis and a Parking Plan regarding potential parking demand for the hotel; the General Development Plan (GDP) has no specific reference to parking standards for hotels. As such, the default is to the general City Code, which typically would require 1 space per room plus additional spaces for eating establishments and assembly rooms. There are provisions in the code to consider alternative parking requirements for transit-oriented development and correspondingly the Fitzsimons Innovation Campus through a Parking Plan. Keep in mind that the GDP contemplates the use of on-street parking as a possibility of meeting this requirement. If a waiver is necessary, it must be approved both by the FRA and the Planning Director.

4. Streets and Pedestrian Issues

- A. As noted in the comments from Traffic Engineering, the existing curb return should remain at the Ursula/Montview intersection to enable an easy transition if a turning lane to 21st Street is necessary.

5. Architectural and Urban Design Issues

- A. A final letter of approval provided by the FRA Design Review Committee must be provided prior to the Administrative Decision of this project.

6. Signage Issues

- A. Please include the type and number of signs in the Data Block on the Cover Sheet.

7. Landscaping Issues

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

A. Sheet 5 of 11 Landscape Plan

1. Include the utilities grayed back.
2. Include any easements.
3. Provide the percentage that water conserving and non-water conserving areas make up on the total site.
4. Remove the pavement from around the tree openings along 21st Street.
5. Add to the General Notes the proposed mulch treatment.
6. Boxwoods prefer shade, protection from winter sun and wind. They typically do not perform well in Colorado's climate because of those factors. They are not found on the city's plant list.
7. Are the planters within the courtyard on the east side of the building flush to the ground? Provide a detail/elevation in connection with how they function with the perimeter court yard wall/fence.
8. The space provided for the yew shrubs appears to be a 4'w x 7'L and each yew will get 6'-8' wide. There appear to be too many plants for the space provided. Please see additional commentary on this sheet regarding the use of yews.
9. Yews do not grow well in Colorado due to the great fluctuations in temperature and this particular variety needs shade. Although planted under a tree, it will be years before the tree provides any type of shade to these shrubs. Yews are not listed on the city's approved plant list.
10. Provide a 5' clear space around all fire hydrants.
11. Why doesn't the designated bike lane continue through to the end of the parking area? It feels like it abruptly ends and will feel that way for a bicyclist as well approaching the change in pavement and landscape treatment. Extend the bike lane and landscape treatment further down. This is what is currently proposed in the draft Montview corridor plan prepared by Felsberg Holt and Ullevig.
12. City code requires that urban tree openings be 5' wide by 15' long. Please revised.
13. Due to the high volume of pedestrian traffic and as identified in the Urban Design Guidelines for Fitzsimons, the sidewalk along Ursula shall be 16' wide not 10'.



B. Sheet 6 of 11 Site Plan Details

1. Provide a detail of the proposed overhead structures identified on the landscape plan.

8. Addressing (Andrea Barnes / 303-739-7679 / abarnes@auroragov.org)

- A. 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)

- A. Please label and dimension existing and proposed sidewalks.
- B. Please move typical sections closer to the site plan rather than the last pages of the submittal.
- C. 21st Street is a private street maintained by the FRA. Please remove the reference to ROW on that street.
- D. Minimum slope away from the building is 5% for 10-foot landscaped areas, and a minimum of 2% for impervious areas.
- E. Street and pedestrian lights on public streets will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan is required with the Civil Plan submittal.
- F. The street light fixtures do not match what was submitted for the Fitzsimons 3A apartments.

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

- A. As discussed in the pre-application meeting, no modification to the Ursula Street width will be supported by Traffic Engineering. This means that the existing curb return area should be maintained on the north and south portions of the site along Ursula Street. This is to preserve the flexibility of modifying this parking into a northbound drop lane into 21st Avenue, if queuing becomes a concern.
- B. Traffic Engineering supports an enhanced crosswalk surface-applied thermoplastic (request COA standard if you do not have it). Additional pedestrian crossing signage may be appropriate at the Civil Plan set phase.
- C. Include sight triangles where indicated.
- D. For non-signalized intersections, use COA STD TE-13.1 or TE-13.2. Per the pre-application notes, Code Section 146-1100(i) includes "shall conform with the sight distance requirements of Roadway Design and Construction Specifications." Landscaping plans shall have almost correct sight triangles.
- E. Update stop bar location on 21st Street to back of stop sign.
- F. Fix the sight triangle location on Sheet 5 at the Uvalda Street/Montview Ave intersection.
- G. Remove the sign triangle at the Ursula Street/Montview Avenue intersection. Traffic is northbound only on this segment of street and no triangle will be required at this location.
- H. The Mexican Feather Grass may need periodic trimming in order to maintain the sight triangle at the Ursula Street/Montview Avenue intersection.
- I. At the E 21st Street/Ursula Street intersection, adjust stop sign location as noted on the redline.

11. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See [blue](#) comments

Site Plan Comments

A. Sheet 1

1. Revise the category as "occupancy". Include the 2015 IBC Occupancy Classification.
2. The 2015 IFC shall specify where a fire sprinkler system is required and the 2013 NFPA 13 will determine how the system is designed and installed. Please revise to reflect "2013 NFPA 13"
3. Revise construction type to include 2015 IBC
4. Is 20' the height of the podium portion?



5. Provide the measurement from the lowest level at which the fire department can access the building is the level at which the starting measurement is taken. The end measurement is taken at the highest occupied floor, not just the highest point of the building.
 6. Please identify the "Loading Spaces Provided and Required" within the Data Block.
 7. Advisory Note: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction
 8. Provide the "required" parking spaces.
 9. Where will the parking be located for phase II? How will site impact the required parking/accessible parking count?
 10. Will there be any accessible parking located along the roadways?
- B. Sheet 2
1. Replace Note 4. with the following: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
 2. Replace Note 24. with the following: THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
 3. Please add the following note: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
 4. Please relocate the fire hydrant detail to Sheet 6.
- C. Sheet 3
1. No speed reducing devices or traffic calming features of any type, that alter the elevation of the roadway, including by not limited to speed bumps, shall be permitted on any fire apparatus access road .
 2. Fire lane easements shall be free of any obstructions and encroachments. The fire lane easement cannot incorporate the sidewalk or anything elements outside the drive aisle.
 3. Please revise label by revising "Plugs/Caps" to "Hardware" TYP.
 4. Where will the parking be located for phase II? How will site impact the required parking/accessible parking count?
 5. The turning radii shall be a minimum of an inside of 29' and outside of 52'. TYP
 6. The turning radii shall be a minimum of an inside of 29' and outside of 52'. TYP



7. Please provide and identify the trash container capacity/limitations within the legend.
8. Please provide an exterior fire riser room door.
9. Please apply and show the "Bronto" auto template traveling through the intersections.
10. If these gates are secured, Knox Hardware in the form of locks will be required to allow fire service personnel to extend fire hose to and within these restricted areas. The Knox Lock keys shall be located within the Knox Boxes. TYP
11. Include this portion in the fire lane easement to accommodate FDC use and placement of fire engine. Please cross-hatch this area.
12. Please relocate the fire hydrant to be located no less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant. TYP
13. Provide the minimum width within this drive aisle. TYP
14. Is this the COA Urban Center & TOD Midblock Emergency Set S23.1? Please identify the standard being proposed.
15. The COA Urban Center & TOD Midblock Emergency Set S23.1 calls for an obstructed design features, See standard detail. Also, this standard requires midblock setup every 150' along the streets. Please revise to meet the minimum standard
- D. Sheet 4
 1. Show this existing fire hydrant.
 2. This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate fire hydrants to be within the required distance.
 3. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. See example
 4. 6" Fire Service Line DIP (Private).
 5. Please show the location of the FDC and Knox Boxes.
 6. Show this existing fire hydrant.
 7. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
 8. Please show the new fire hydrant. TYP
- E. Sheet 5
 1. Please provide and identify the exterior fire riser room door. TYP
 2. Please show all existing fire hydrants. TYP
- F. Sheet 7
 1. Elevations must show the location of the fire department connections, Knox boxes and fire riser rooms.
 2. Identify the FDC with a "Y" symbol and label it as "FDC with approved Knox Hardware".
 3. Identify the Knox Box by using an "X" inside a box and label it as "Knox Box w/Approved Hardware".
- G. Sheet 9
 1. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities.
- 12. Utilities** (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)
 - A. The building does not have frontage to sanitary sewer based on the existing conditions. Consider extending sewer main prior to pavement of E 21st Ave for service.
 - B. Show the location of the water meter.
 - C. The redlined water line has not been installed according to Aurora Water GIS.



13. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- A. Please note that all meters and hydrants must be located within an easement if they are outside of street rights-of-way. These easements will have to be dedicated by separate documents. Please keep in mind that easement releases take approximately 4-6 weeks to process, and must be completed prior to Mylar recordation. Contact Andy Niquette in Real Property at (303) 739-7300 to start the easement release process.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- A. Please see attached letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 4, 2019

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

Attn: Heather Lamboy

Re: Innovation Hotel at Fitzsimons, Case # DA-1233-38

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Innovation Hotel at Fitzsimons**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. 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. Additional easements may need to be acquired by separate document for new facilities.

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.

If there are any questions about this referral response, please contact me at (303) 571-3306 or donna.l.george@xcelenergy.com.

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