

September 10, 2021

City of Aurora
Planning Division
15151 E Alameda Parkway
Aurora, CO 80012

RE: DA-2087-03 Bellco Credit Union at East Creek Commercial – Conditional Use and Site Plan Amendment.
Case Numbers: 2018-6015-05; 2018-6015-06

Dear City of Aurora plans reviewers:

We have reviewed the following plan review comments, made the necessary revisions to the documents and offer the following responses indicated in red below.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add justification for an adjustment on Cover Sheet (Planning).
The cover sheet has been updated
- Tree species selected for patio are not classified as shade trees (Landscape).
This was replaced with Hackberry
- Grading around the building needs to conform to city standards (Public Works).
Additional labels and notes have been added to clarify that we meet city grading standards
- Adjust planting to conform with site triangles (Traffic)
Adjusted

PLANNING DEPARTMENT COMMENTS – Ariana Muca

1. Community Questions, Comments and Concerns

- 1A. No community comments were received during this review period.
Acknowledged

2. Completeness and Clarity of the Application

- 2A. Delete conditional use above the adjustment on cover sheet. It is in the title.
Updated
- 2B. Great job adding the adjustment information to the cover letter. Please provide more detail on the cover sheet. See example below. Landscaping did note the extra planting would be an approved mitigation effort. I ask that you also resubmit the introduction letter to make sure the adjustment language matches on both the site plan and the introduction letter.
The requested adjustments section has been updated on the cover

ADJUSTMENTS

VICINITY MAP

1. AN ADJUSTMENT IS BEING REQUESTED TO EXCEED THE MAXIMUM BUILDING LENGTH OF 150-FEET FOR MULTIFAMILY BUILDINGS IN SUBAREA A PER SECTION 4.8.5.D.1A. OF THE UDO. THE BUILDING LENGTH ALONG EAST COLFAX AVE. IS INTENDED TO CREATE AN ACTIVE AND ENGAGING CONTINUOUS URBAN STREET FRONTAGE WITH THREE DISTINCT ARCHITECTURAL EXPRESSIONS TO BREAK UP THE BUILDING MASSING. THESE EXPRESSIONS INCLUDE THE CENTRAL ELEMENT AND ENTRY TO THE GARAGE, TO THE WEST IS A GROUND FLOOR RESIDENTIAL EXPRESSION UTILIZING RAISED STOOPS AND MASONRY BELOW A RHYTHM OF WHITE MASSES, AND TO THE EAST IS A MORE COMMERCIAL GROUND FLOOR EXPRESSION WITH SIMILAR WHITE MASSES ACCENTUATED WITH VERTICAL FINS AND A STRONG CORNICED PARAPET. ALONG PEORIA ST., THE OFFSET OF THE BUILDING AT THE CORNER PLAZA AND TREATMENT OF THE FAÇADE MATERIALS CREATE A FEEL OF TWO DISTINCT MASSINGS. THE OVERALL BUILDING FAÇADES ARE BROKEN UP TO CREATE THE FEEL OF MULTIPLE FRONTAGES ALONG THE PUBLIC STREETS THAT SHARE COMPLEMENTARY DETAILING.
2. AN ADJUSTMENT IS BEING REQUESTED TO ALLOW FOUR GROUND-FLOOR, STREET FACING UNITS TO NOT HAVE DIRECT ACCESS TO THE STREET AS REQUIRED PER SECTION 2.4.5.L.1.E OF THE UDO. THERE ARE 16 GROUND FLOOR RESIDENTIAL UNITS FACING THE PUBLIC RIGHTS OF WAY, 12 OF THESE UNITS (75%) WILL HAVE STOOPS WITH DIRECT ACCESS TO THE STREET. THE FOUR UNITS WITHOUT DIRECT ACCESS ARE EITHER STUDIO OR SMALL ONE-BEDROOM UNITS THAT TYPICALLY DO NOT HAVE BALCONIES AND WHOSE CONFIGURATION IN THE BUILDING PRECLUDE A SUITABLE ACCOMMODATION OF THE REQUIREMENT. 291 OF THE 405 UNITS (72%) IN THE PROJECT HAVE BALCONIES OR PATIOS.
3. AN ADJUSTMENT IS BEING REQUESTED TO THE NON-STREET PERIMETER BUFFER REQUIREMENTS IN SECTION 4.7.5.E OF THE UDO FOR THE BUFFER REQUIRED ALONG THE SOUTHERN PROPERTY LINES AS WELL AS THE WESTERN AND EASTERN PROPERTY LINES ASSOCIATED WITH THE ACCESS BEING PROVIDED OFF OF E. 14TH AVENUE. THE ADJUSTMENT IS FOR A REDUCTION IN THE BUFFER WIDTH BEYOND THE MINIMUM OF 12-FEET. THE INSTALLATION OF NO TREES DUE TO THE PRESENCE OF A UTILITY EASEMENT, AND THE INSTALLATION OF A SIDEWALK PROVIDING AN ACCESSIBLE PATH FROM THE STREET WITHIN A PORTION OF THE REQUIRED BUFFER. THE NARROW WIDTH OF THE PARCEL ADJACENT TO E. 14TH AVENUE IS CAUSING A HARDSHIP WITH MEETING THE REQUIREMENTS FROM ALL CITY DEPARTMENTS WHILE STILL PROVIDING OUR ONLY FULL MOVEMENT ACCESS INTO THE SITE. WE ARE EXCEEDING THE CITY REQUIREMENTS FOR THE SHRUB AND LANDSCAPE MATERIALS IN THIS REDUCED BUFFER AREA AND ARE PROPOSING TO ENHANCE THE FACE OF THE MASONRY WALL AS MITIGATING MEASURES AS SHOWN ON THE LANDSCAPE PLANS.
4. AN ADJUSTMENT IS BEING REQUESTED TO EXCEED THE NUMBER AND AREA LIMITATIONS OF SIGNAGE REQUIRED IN SECTION 146-4.10.4 OF THE UDO. THE PROPERTY IS LIMITED TO ONE SIGN PER STREET FRONTAGE AT 96 SQUARE FEET PLUS A GRAND PROJECTING SIGN AT 70 SQUARE FEET. AS A LARGER PROPERTY THAT IN MOST CASES WOULD ENCOMPASS MULTIPLE BUILDINGS, THE PERMITTED SIGNAGE RESTRAINTS CAUSE A HARDSHIP BASED ON THE SIZE AND FRONTAGE OF THE SINGLE BUILDING. THE REQUEST FOR A MODEST 10% INCREASE IN PERMITTED SIGNAGE IS NOTED IN THE PROJECT DATA TABLE BELOW.

2C. Add not to scale or a scale under the vicinity map on the cover.

Not to scale added

2D. In the Letter of Introduction there is reference to decibel levels. Please submit and upload any type of noise study done for this development. Vacuum Air Tube (VAT) 23GX Overhead Drive-Up System added does not have the decibel levels in its cut sheet.

The cut sheet has been updated and the decibels have been highlighted

2E. Show the property line as a traditional line type i.e. a long dash and two short dashes.

The property linetype has been revised on both sheets

2F. The driveways are included in your plant material/buffer and they need to be included.

The driveways have now been excluded

3. Architectural and Urban Design Issues

3A. A recommendation for the adjustment mitigation efforts would be to provide more architectural detail on the western building face. It is facing the neighborhood and the landscape buffer is much smaller and without a wall. Adding window treatment would be a nice detail.

A window and awning has been added to the west elevation.

4. Landscaping Issues – Kelly Bish

Sheet 4 of 10

4A. Show the property line as a traditional line type i.e. a long dash and two short dashes.

Updated

4B. Please be advised that our Forestry Division has had minimal success with Hornbeam trees in the city. Due to our extreme temperature swings and the fact that they need more water. Consider a different deciduous tree.

Replaced with Hackberry

4C. Dimension and label the easement along Airport Boulevard.

Added dimension and label

4D. Make this street name darker.

Updated

- 4E. The buffer measurement includes the driveways and that can be subtracted out. BUT...given the fact that an adjustment is being requested, the extra plant material can be used to offset the adjustment request for the buffer.
Updated measurement and kept same number of plants provided

- **Note regarding “remove reference to the previous code” on sheet 4:
Notes updated, however, City of Aurora notes have been copied directly from the City. Please update City notes to prevent further confusion.**

Sheet 5 of 10

- 4F. The street trees being proposed along Airport Boulevard should be 2.5” per code.
Updated the tree that is along airport Boulevard only.

Sheet 6 of 10

- 4G. Provide a detail of the proposed planters that are in the patio space.
Planter details added to sheet 6

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. CIVIL ENGINEERING COMMENTS – Kristin Tanabe

Sheet 2 of 10

- 5A. Dimension existing sidewalk, typical.
The requested Dimensions have been added.

Sheet 3 of 10

- 5B. If slopes away from the building will not be labeled, add a note to indicate the minimum slope requirements away from the building.
Additional slope callouts have been added

- 5C. Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.
This note has been added to sheet 2 as well

6. TRAFFIC ENGINEERING COMMENTS – Brianna Medema

Sheet 4 of 10

- 6A. CYT SPA does not meet COA maximum height restrictions for plants within sight triangles. Please revise this species where found within sight triangles.
These plants have been updated.

Traffic Letter

- 6B. Traffic Letter has been approved.

7. FIRE/LIFE SAFETY – Mark Apodaca

Sheet 2 of 10

- 7A. See note for fire lane signs to be set towards the flow of traffic.
This requirement has been added to the plans in keynote #37

7B. See comments for labeling the 23' Fire Lane, public access & utility easements.
The requested dimension has been added to the plan.

Sheet 7 of 10

7C. See comment for encroachments into any easement.

Fixture SA5 has been shifted slightly to not encroach into 23' Public Access Fire Lane & Utility Easement.

7D. See comments for labeling the 23' Fire Lane, public access & utility easements.
The requested label and linework has been added to the Photometric Plan.

8. AURORA WATER – Ryan Tigera

8A. Approved, no further comment.

9. ADDRESSING – Philip Turner

9A. Approved, no further comment.

10. REAL PROPERTY – Maurice Brooks

10A. Approved, no further comment.

11. ARAPAHOE COUNTY – Terri Mulik

11A. Comment sent in first review letter, no further comment.

12. XCEL ENERGY – Donna George

12A. Comment sent in first review letter, no further comment.

13. CRANE NOTIFICATION

13A. Comment sent in first review letter, no further comment.