

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



June 15, 2020

Bryan Byler  
Pacific North Enterprises LLC  
900 Castleton Rd., Suite 118  
Castle Rock, CO 80109

**Re: Second Submission Review – Argenta Phase 2 – Master Plan Amendment, Site Plan and Plat Amendment**

Application Number: **DA-2139-01**

Case Numbers: **2018-7001-01; 2020-6013-00; 2020-3017-00**

Dear Mr. Byler:

Thank you for your second submission, which we started to process on May 27, 2020. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 30, 2020.

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 now scheduled for July 22, 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 let me know. I may be reached at 303.739.7541 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Samantha Crowder – Norris Design 1101 Bannock Street Denver CO 80204  
Meg Allen, Neighborhood Liaison  
Jacob Cox ODA  
Filed: K:\\$DA\2139-01rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a clear/24"x36" Site Plan Set (Planning)
- Four-sided Architecture (Planning)
- Masonry (Planning)
- ADA Access Havana Street (Planning)
- Street Lighting and Slope (Public Works)
- Sight Triangles (Traffic)
- Preliminary Drainage (Public Works)
- Signage and Striping Package (Fire/Life Safety)
- Addressing (Planning)
- Adjustment Language (Landscaping)
- Land Dedication (Aurora Public Schools)
- Park Land Dedication + Cash-in-Lieu Fees (PROS)
- Small Urban Parks (PROS)

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

- 1A. Please add permitted and proposed signage to the data block.
- 1B. Please ensure that the next PDF submittal is not grainy and is in a 24"x36" format.
- 1C. Sheet 5: Difficult to understand what this area is meant to be. Label area. Was this to be outdoor space for retail? Patio space? Has this changed from the prior submission? Be sure Legend is clear.
- 1D. Sheet 19: Please provide a full color perspective of the wayfinding and monument signage.
- 1E. Sheet 29: Text/numbers are too difficult to read; too grainy. Please provide a clear photometric sheet with the next submission.
- 1F. Please confirm the locations of the public art on the site plan. Provide examples of the intended art pieces and continue to work with Roberta Bloom (RBloom@auroragov.org City of Aurora, Art in Public Places Coordinator) on satisfying the Public Art requirement for this development.
- 1G. See Xcel Energy letter attached; Kindly respond to their comments.

#### 2. Architectural and Urban Design Issues

- 2A. Sheet 21: This west facing elevation will be viewed by Phase 1 residents. Planning is looking for 4-sided architecture on these buildings. Suggest wrapping this first floor with the decorative Public Art screening.
- 2B. This west facing elevation will be viewed by Phase 1 residents. Planning is looking for 4-sided architecture on these buildings. It is suggested to wrap this first floor with the decorative Public Art screening.
- 2C. Sheet 27: Please provide percentages of masonry used for all multi-family buildings and retail specific structures; See Table 4.8-6 for guidance. Include masonry percentages in Data Table.

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. General Comment: Please ensure that the sheets are more legible with the next submittal. They are currently very grainy/blurry.
- 3B. Sheet 12 of 30 Landscape Cover Sheet: Update the tables per the comments provided. Add the adjustment as a separate line item on this sheet so that the adjustment is readily seen by anyone reviewing the plans.
- 3C. Sheet 15 of 20 Landscape Plan: This street frontage buffer does not meet code requirements. Minimum is 10'. Please ask for an adjustment. This should be listed on the cover sheet and on the landscape plan sheet. The letter of introduction should be updated to reflect the adjustment, the hardship causing the adjustment and what mitigating measures are being taken to offset the adjustment.



- 3D. Turn off the survey information.
- 3E. Update the hatch/color provided on the plan to correspond with the legend.
- 3F. Change to "adjustment". List the actual code section. Provide the adjustment as a separate line item on this sheet. So that anyone reviewing the plans can see that an adjustment was requested.
- 3G. Between the grasses and shrubs, there are more than 120. There have to be as the plan is short 6 trees or 60 shrubs. 83 Req. shrubs plus 60 = 143. Provided lists only 120.

**4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 4A. 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**

**5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Label curb return radius.
- 5C. There are existing streetlights on Havana. Are those lights being replaced with the proposed lights or are the proposed lights in addition to the existing lights. Per previous comment, please show/label existing streetlights.
- 5D. Please include a separate item for public streetlights. Make sure existing and proposed are clearly identified.
- 5E. Please label the retaining wall on the site plan as well, not just the grading plan.
- 5F. Please either label the slopes or add a note indicating the minimum slopes required, typical. Please label the slope of the access drive.

**6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 6A. Based on PDF quality - additional comments may be coming once all text may be read.
- 6B. What is the WB center lane shift through this intersection? No more than 6' offset through lane geometry.
- 6C. Sheet 4: Sight triangle appears to be too far back from pedestrian crossing (shift to stop sign or edge of crosswalk). Sight triangle appears missing from this access point. Consider shifting to angled parking along this section.
- 6D. Sheet 6: check this label, appears to be fire lane not sight triangle. CL striping may help with offset.
- 6E. Sheet 7: Sign & Striping Plan is required in Civil Plans. Include this and pole detail in Civil Plans.
- 6F. Sheet 15+ 16: Based on quality of PDF, sight triangles are difficult to see within this plan. Review plantings in this area to ensure compliance with height criteria in sight triangles.

**7. Fire / Life Safety** (Ted Caviness/ 303-739-7371 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

- 7A. Sheet 6 + 7: Signage & Striping Package to include: Fire lane signs, spaced in accordance with 2015-IFC. Fire sprinkler riser room signage. FDC signage. Accessible parking/van parking. Loading area signage. Plans to show symbol, legend & detail for each sign. Contact me for example details as needed.

**8. Aurora Water** (Ryan Tigera / 303-739-7490 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- 8A. Submittal is difficult to read. Please fix the resolution of the document prior to next submittal.
- 8B. Will these buildings be served by a separate fire line? Please show location of suppression line if applicable.
- 8C. Sheet 11: Confirm this is pointing to the correct asset.

**9. Forestry** (Rebecca Lamphear / 303-739-7177 / [lamphea@auroragov.org](mailto:lamphea@auroragov.org) / Comments in purple)

- 9A. Forestry has approved this project; there will be planting back on site to achieve mitigation.

**10. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

10A. The revised unit count for this Phase 2 doesn't match the proposed Master Plan amendment (200 versus 182).

Update the table on sheet 1 of the Master Plan.

10B. What is the slope of the multi-use field? Please label. What is the slope of the playground? Please label. The slope of the event lawn seems too steep to accommodate special events.

**10C. Project Characterization and Park Land Dedication**

PROS-related requirements have been adjusted based on the revised total unit count for Planning Areas B & C as well as the proposed Small Urban Park (SUP) exhibit:

- The new projected population for 200 multi-family units in Phase 2 is 500 persons.
- The new neighborhood park land dedication requirement is 1.50 acres.
- The new community park land dedication requirement is 0.55 acres.
- Proposed SUP Area 3 does not qualify for SUP credit because it does not comply with PROS' programmatic requirements or provide meaningful recreation benefit. Therefore, a total of 32,901 square feet (0.76 acres) is deemed eligible as SUP space.
- The new amount of park land dedication not met on site and for which a cash-in-lieu payment shall be required as well as Park Development Fees shall be collected totals 1.29 acres.

Land Dedication Category	Required Land Dedication Acreage	
	Satisfied by SUP Areas 1 & 2	Satisfied by CIL
Neighborhood Park Land	0.76	0.74
Community Park Land	0	0.55
Total	0.76	1.29

**Cash-in-Lieu**

- If the plat is recorded in 2020, the cash-in-lieu payment collected prior to recording shall be \$65,661 (\$50,900/acre x 1.29 acres = \$65,661). Should the plat be recorded in a subsequent year, a different cash-in-lieu amount may apply.

**Park Development Fees**

- The balance of the required developed park land not provided on-site shall be satisfied by the payment of Park Development Fees at the time of building permit issuance. If permits for all units in both buildings are pulled in 2020, a total of \$228,552 shall be paid in f (\$1,142.76/unit X 200 units = \$228,552). Should the permits be pulled in a subsequent year, a different per-unit fee may apply.

**Redline Comments on the Site Plan**

- Sheet 1 – The revised unit count for this Phase 2 doesn't match the proposed Master Plan amendment (200 versus 182). Update the table on sheet 1 of the Master Plan.
- Sheet 2 – In note #24, delete the extra word "and."
- Sheet 8 – What is the slope of the multi-use field? Please label. What is the slope of the playground? Please label.
- Sheet 9 – The slope of the event lawn seems too steep for temporary set up of tables, chairs, tents, etc. for special events.
- Sheet 13 – Some tables provided within the SUP should be specifically designed to accommodate people with disabilities.



- Sheet 18 – If this space is intended to serve as a performance stage for special event performances, a protective covering or roofed structure would be beneficial, which could also double as an everyday shelter for SUP users.
- Sheet 18 – The design of the playground should account for the need to provide shade using large trees, shade sails, or other means.
- Sheet 18 – The play equipment does not provide enough diverse play opportunities for children of all ages and abilities. Comply with ADA and integrate a piece of play equipment that strives to provide meaningful opportunities for children of different abilities to interact, play and learn together.

#### Land Dedication

- Based on 182 multi-family units and a projected population of 455 persons, the land dedication requirements are 1.37 acres of neighborhood park land and 0.50 acres of community park land, totaling 1.87 acres.
- Because a portion of the required neighborhood park land is proposed to be satisfied by the provision of Small Urban Parks (SUPs), the balance of the required acreage not provided on-site shall be satisfied by a cash-in-lieu payment. More information is needed to determine the boundaries of the SUPs and how much area is eligible to be credited toward neighborhood park land.
- The community park land dedication acreage shall be satisfied by cash-in-lieu.

#### Cash-in-Lieu

- The cash-in-lieu payment applicable to this project will be computed by multiplying the total amount of required land dedication acreage not provided on-site by a per-acre value. The payment amount will be calculated after the eligible SUP acreage is determined.
- This development is able to take advantage of a pre-determined per-acre value which the city offers to infill projects to reduce the financial impact of the cash-in-lieu payment. This value is currently \$50,900/acre.
- Cash-in-lieu shall be paid prior to plat recordation.

#### Small Urban Parks

- The SUP diagram included with the submittal didn't clearly identify a proposed SUP acreage. Delineate and label the SUPs, including the acreage of each site, on the site plan for the next submittal. Also include a table that lists both SUPs, their unique identifier, and respective acreages.
- Add the following standard note to the cover sheet of the site plan to establish the public access requirement for the SUPs: PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY CITY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- PROS land dedication criteria prohibit street right-of-way from receiving land dedication credit. Exclusion of the street and crosswalk zones, which total 16,780 sf according to the SUP diagram, leaves a balance of 35,850 sf.
- SUP design criteria require a setback from the footprint of private buildings. As such, the new boundaries of the SUPs should not include the first 15' against the face of the buildings.
- Clarification is needed regarding what appears to be a covered walkway element on the far western side of the western SUP.
- Provide more details about the design and programmatic elements within the SUP areas. A separate sheet(s) that presents this information is warranted to focus on these spaces and how they will be constructed with quality materials, etc.

#### Park Development Fees

- Park Development Fees will apply for the balance of any required developed park land that is not provided on-site in accordance with PROS' park development standards.
- Fees are calculated by multiplying the unmet acreage for each park type by an average per-acre construction cost. Construction costs are currently set at \$176,794/acre for neighborhood parks and \$177,679/acre for community parks.
- Fees are computed on a per-unit basis and then paid at time of building permit issuance.



### **PROS Requirements Caveat**

- The analysis of PROS-related requirements will be adjusted as the site plan evolves and the SUP areas are refined.

### **11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 11A. See the red line comments on the plat and site plan. The plat and site plan need to match in configuration, easement names, Tract names, Block designations, etc. Resubmit the site plan on a bigger format page and a clearer print. More comments will be added when the drawing pages are clear. The License Agreement may be needed for the object that may become evident in the site plan.

### **12. Aurora Public Schools** (Joshua Hensley/ 303-365-7812/[jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))

- 12A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication requirement for the proposed 182 apartments in Argenta Phase 2 is .5956 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of the first plat.



**Right of Way & Permits**

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

June 9, 2020

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

Attn: Elizabeth Fuselier

**Re: Argenta Phase 2 – 2<sup>nd</sup> referral, Case # DA-2139-010**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk reiterates its request for standard 10-foot wide utility easements around the perimeter of each lot and tract within the subdivision, particularly along rights-of-way and accessways. It is unclear what is meant by the applicant's response comment: ***"Responses to comments will be coordinated with referral agencies."***

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com