



January 15, 2021

City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**Re: Response to Initial Submission Review – Eleven8 Apartments – Site Plan and Replat**  
Application Number: **DA-2244-00**  
Case Number(s): **1994-6059-02**

Ms. Dalby,

Please see below for our response to comments received on December 21, 2020 for the property located at 11800 E. Colfax Ave.

## PLANNING DEPARTMENT COMMENTS

### **2. Completeness and Clarity of the Application**

2A. Correct the number of required accessible parking stalls to 5 in the Data Block. The number of accessible parking stalls provided should still be 5 regardless of the adjustment to decrease the standard parking count. Please correct in the table and anywhere else applicable on the site plan.

***Response: The table has been corrected to show 5 accessible stalls.***

### **3. Adjustments**

3A. Thank you for updating the site plan and response letter with the applicable adjustment requests and accompanying explanations however there are some issues with the extent of some of the requests as submitted (see below). Please keep in mind that approval of the adjustments is not guaranteed and must be approved during your hearing by the Planning and Zoning Commission.

- **146-4.6.3.C Table 4.6-1 Minimum parking requirements:** This adjustment is no longer needed as you meet criteria in Section 146-4.6.4.A.a for proximity to transit. You may remove from the cover sheet.

***Response: Acknowledged, the parking requirement adjustment request has been removed.***

- **146-4.6.5.A.4.b Covered/Attached Parking:** Staff cannot support an adjustment request to provide no covered or garage parking and cannot approve of an adjustment of any less than 36% covered/garage parking on site. Additional discussion will need to occur if anything less than 36% is requested.

***Response: Acknowledged, the project can support up to 36% as stated, see revised site plan with 34 carports proposed.***

- **146-2.4.4.H.3.a.i.e Enclosed Corridors/Stairwells:** This request is acceptable due to the adaptive reuse of the building.

***Response: Acknowledged.***

- **146-2.4.4.G.8.b.ii Open Space** – Staff cannot support an adjustment request to only provide 27% of the open space obligation and cannot approve of an adjustment of any less than 80% of the open space obligation provided. Additional discussions will need to occur if anything less than 80% of the obligation is requested. Please provide open space calculations with your next submittal. Keep in mind that landscaping buffers can count toward the open space requirement and that each square foot of area included in rooftop amenities,, internal courtyards, and similar features shall be weighted as one-and-one-half square feet of open space toward the requirement provided that five percent of the building footprint and an additional one percent for each story of the building greater than two stories is provided as open space fully meeting the design standards (which include being high visibility and accessible from the street).

***Response: Acknowledged. The area calculation has been refined to include the types of areas mentioned above, see open space data table on revised landscape plan. Open space amenities remain a high priority for this development. Great care has been taken to ensure several gathering spaces and pedestrian activated zones throughout the property with variety, including roof patio space. Landscaped zones occur right outside main floor entries (ie. Internal courtyards), allowing for privacy and buffer from parking and pedestrian traffic.***

#### **4. Parking**

4A. As detailed in comment 2A the number of required ADA spaces for this development is 5. The ADA requirements cannot be reduced. Please correct on data block and all applicable site plan sheets.

4B. Please reference the adjustment section above for details on the adjustment request for covered parking.

***Response: The table has been corrected to show 5 accessible stalls.***

#### **5. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)**

Site Plan Set

Sheet 4

- List the adjustment request on the landscape plan, the cover sheet and revise the letter of introduction to include the adjustment. The letter of introduction should include the reason or hardship that is causing the adjustment as well as what the applicant is offering as mitigation to offset the adjustment request. Planning Commission will like there to be some type of mitigating measure(s) that are being proposed. There is also an existing fence along here that will confine any plantings.

***Response: The adjustment request has been added to the landscape plan.***

- Show the property line as a long dash and two short dashes.
- Are there any? All the planting beds appear to have bark mulch.
- Can this be turned off, put on it's own layer?
- Remove the landscaping along here as the bed width proposed will not accommodate the ultimate growth of the plant material being proposed. It is too narrow for plant material. There are no wheel stops to prevent car overhang which will destroy any plant material.
- The response letter to the 1st set of comments indicates that wheel stops have been proposed here. Show them on the plan and call them out. Provide a detail on the plan set.
- All of these plants will get too tall in the sight distance triangle.
- Add "Not for Construction" to all landscape sheets.
- The response letter to the 1st set of comments indicates that wheel stops are being proposed. Show them on the plan and call them out. Provide a detail on the plan set.
- This is a tight fit for these two trees. See additional comment directly below.
- Place a tree in each of these two locations as the beds are large enough and will add to the aesthetic of the building. A columnar ornamental tree would be nice.
- What existing condition and what frontage constraints??
- Add that in. it is 25'
- Remove. Appears to be from the prior submittal.
- Update per the comments provided on this plan sheet.

**Response: These comments have been addressed on the revised landscape plan.**

Sheet 5

- Add a note describing the mulch treatments.
- Update to remove reference to prior landscape code

**Response: These comments have been addressed on the revised landscape plan.**

**6. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)**

Please submit a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

**Response: Acknowledged. A .dwg file will be submitted per the requirements above.**

**7. Civil Engineering (Kristin Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green)**

Site Plan Set

Sheet 1

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 2

- Is this radius also 25'?
- Min. slope away from the building is 5% for 10' landscape areas, min. 2% for impervious areas

Sheet 3

- Label the slopes away from the building or add a note to indicate the minimum slopes required away from the building

**Response: These comments are acknowledged and are shown on the revised site plan.**

**8. Traffic Engineering (Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow)**

- Comments from Traffic Engineering are forthcoming and will be provided at a later date.

**Response: Acknowledged.**

**9. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / comments in red)**

Site Plan Set

Sheet 3

- I&M Plan required for underground detention at civil plan submittal.

**Response: Acknowledged.**

Sheet 4

- According to utility plan, meter pit is located in this area. Please confirm tree trunk has a minimum of five feet horizontal separation from meter pit and/or fire hydrant.
- Utility page shows this as the fire line.

**Response: The comments have been addressed and noted on the revised site plan.**

**10. Life Safety** ([Ted Caviness / 303-739-7628 / tcavines@auroragov.org / comments in blue](mailto:tcavines@auroragov.org))

Site Plan Set

**Sheet 2**

- Add FIRE LANE signage in this area.
- ADA path not consistent with Photometric sheet.
- Revise fire lane to R.O.W.
- Show the location of mailbox(es) if exterior or add note of approximate location(s) of interior mailboxes.

***Response: The comments have been addressed and noted on the revised site plan. The mailboxes will be located inside the office near the north side of the building.***

**Sheet 3**

- Revise fire lane to R.O.W.

***Response: This comment has been addressed, refer to revised site plan.***

**Sheet 9**

- Verify minimum 1-foot candle for exterior accessible route to all site amenities.
- ADA path not consistent with Photometric sheet.

***Response: 1-foot candle has been verified. ADA path has been coordinated and revised.***

**11. Forestry** ([Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

Site Plan Set

**Sheet 4**

- Please show a symbol indicating trees that are specific to tree mitigation.

**Sheet 7**

- 21" are required to be planted back on site. These figures are a result of an equation with decimal points.

***Response: The comments have been addressed, refer to the revised landscape plans.***

**12. Real Property**

[Andy Niquette / 303-739-7325/ aniquett@auroragov.org / comments in pink](mailto:aniquett@auroragov.org)

[Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink](mailto:mbrooks@auroragov.org)

See the comments on the document(s). Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. The plat may need some separate documents to help with the subsequent review.

Site Plan Set

**Sheet 2**

- This portion of the wall will need to be added to the License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- Does Fire/Life Safety need this easement to extend to the R.O.W.? It seems to be too long a distance to back out of the Lot.

**Sheet 3**

- This portion of the wall will need to be added to the License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- Does Fire/Life Safety need this easement to extend to the R.O.W.? It seems to be too long a distance to back out of the Lot.

**Response: Acknowledged. The license agreement effort will move forward as described above. Yes, the fire/life safety easement has been extended, see revised site plan.**

Plat

- Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- Send in the closure sheet for the description.
- Send in the State Monument Records for the aliquot corners used in the plat.
- Send in the monument record (2)
- Does Fire/Life Safety need this easement to extend to the R.O.W.? It seems to be too long a distance to back out of the Lot.
- Send in the closure sheet showing this area
- Update this Title Commitment to be within 120 calendar days of the plat approval date

**Response: Acknowledged. The documents mentioned above will be included in the upload. The fire/life safety easement has been extended. See revised plan.**

**13. CDOT (Marilyn Cross / 303-512-4266 / [marilyn.cross@state.co.us](mailto:marilyn.cross@state.co.us))**

Please review both the redlines and letter from CDOT (submitted separately and attached to email). Redline comments are organized below:

Site Plan Set

Sheet 2

- This plan does NOT match the TIS (July 2020) provided for our review.
- Cross property connections to the east & west. Where are they planned?
- We counted 4 existing curb cuts. Two need to be removed/curb & gutter restored by permit. The remaining two will also require CDOT access permits.
- Utility relocates necessary here.
- Show the RoW/property line
- Access code 4.9(7) speaks to an access design that facilitates movement (egress & ingress) that does not cause queuing of vehicles onto the roadway. If this access is a full-turn movement, the parking lot's back-out movement clearly is an impediment. It is not as much of an issue if it is right in/out only.
- Show all lanes of EB traffic. Show that existing RoW / roadway will support a 3rd lane for EB traffic. If not, additional RoW may be necessary on the plat. We ask that the RoW be dedicated/reserved for a future improvement. The bus stop should not be in a through-lane of traffic (ok in the 3<sup>rd</sup> outside auxiliary lane)
- CDOT does not recognize or support a left-turn movement here. There is no Access permit for repositioning the median opening to the west. Previous discussion with Aurora staff supported the center median break where it is currently located, and to ensure it could become a shared access with the property to the east at the time that property may redevelop.

Sheet 4

- See site plan for additional remarks
- Show visibility triangles at both access locations
- Is there any tree mitigation in the center median associated with this project - ASSUMING median work is forthcoming?

Plat

- CDOT understood that this access could be permitted if it is "shared" with the unplatted lot to the east
- CDOT previously discussed with Aurora staff, the shared goal to reduce the number of curb cuts along this segment of Colfax. To effectuate this, both shared access and cross-property connections will need to be made. This plan shows no easements for a future cross-property connection or shared access.

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- This narrow property will probably not get an access as this (Av-May-Ken) property's access is too close. Thus, a cross-property connection for accommodating shared access is important.
- We asked to show that a (future) 3rd lane of EB traffic fits in the existing RoW along with all the other public improvements & utilities. If not, this plat should show the additional RoW reservation or dedication for the future improvement.

***Response: CDOT comments have been acknowledged and discussed with Marilyn and our civil engineer. We are expecting final revised comments based on those discussions which we have not received at the time of this letter.***

This concludes the response to the comments.

Sincerely,



Brett Linscott  
Associate Principal