



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

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April 11, 2019

Dennis Haberkorn
Archdiocese of Denver
1300 S Steele St
Denver, CO 80210

Re: Initial Submission Review – Queen of Peace Catholic Parish – Site Plan Amendment
Application Number: **DA-1165-03**
Case Number: **1988-6042-06**

Dear Mr. Haberkorn:

Thank you for your initial submission, which we started to process on Monday, March 18, 2019. 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 Thursday, May 2, 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 Planning Commission hearing date is still set for Wednesday, June 12, 2019. 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 give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Joseph Wilson, Sterling Design Associates LLC
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1165-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please be aware of comments and concerns from neighbors and outside agencies.
- Address all grammatical and formatting comments throughout.
- Revise the materials shown on the side of the stairwell on the Northwest building elevation.
- Revise sight triangles to follow City of Aurora standards.
- Review the Traffic Impact Study
- Relocate the fire hydrant and waterline to the new proposed location.
- Please contact Andy Niquette with Real Property to begin dedicating easements.
- Review Tree Mitigation requirements from Forestry.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were received from 2 of the 19 property owners that were notified of this application.

1B. The following comment was received during the first referral. Please be aware of this concern during the demolition and construction activities for this project:

“The traffic analysis is flawed because several major Catholic Holidays were NOT addressed or measured. I am a 42-year resident of Aurora Hills and have witnessed traffic on many Easter, Christmas and other holidays and there is considerably more traffic and congestion than is indicated in the report. Also, during the last major construction city code was not adhered to regarding construction start and finish times. I will make sure code is aware of any infractions.”

1C. A letter of support for this project was also received from the Pastor of the Mississippi Avenue Baptist Church:

“As Executive Pastor of Mississippi Avenue Baptist Church, I want to say on behalf of the church that we support this application and the Queen of Peace redevelopment plan. As a neighbor of Queen of Peace (directly to the south), they have been very forthcoming with information and have met with us on several occasions to ensure we are informed of the project and also to respond to any concerns we may have. We have been very pleased with the plan, the communication, and the partnership we have with Queen of Peace. As long as the project meets the technical standards required by the City of Aurora, we are in full support of Queen of peace receiving approval to begin this redevelopment project. Thank you for considering our comments.”

2. Completeness and Clarity of the Application

2A. Please remove the signature block from the cover sheet. As this project is a site plan amendment, these sheets will be added to the originally approved plan set, which has signatures. No new signatures should be recorded.

2B. In the Data Block it could be helpful to add a 3rd column for information, with one column showing existing data and one showing the proposed site when this project is finished. This would provide a clear side by side of exactly how this proposal will change the site from its current state.

2C. Please clarify what the redlined line type is meant to represent. Add a symbol for it in the legend.

2D. The legend is showing the same line type for both existing and proposed easements. Please clarify this so that it is easier to distinguish between the two, potentially by somewhat fading the line symbol for existing easements. Please also clarify what is meant by “sawcut line” on the plans and in the legend.



2E. The boxed area on sheet 2 is rather crowded and it is difficult to distinguish what is the building footprint and what is a building dimension. Please consider altering one of the line types throughout the plan so that this becomes easier to read.

2F. Provide a detail for the site furniture on one of the site details pages.

3. Zoning and Land Use Comments

3A. All abutting zone districts must also be labeled on the site plan.

3B. Is the existing shed on the southern side of the property intended to remain?

4. Architectural and Urban Design Issues

4A. Please clarify what material type the “Masonry Veneer” label is representing throughout the building elevations.

4B. The side of the stairway on the Northwest building elevation presents a large, blank surface. Please add variation between the Masonry Color A and B on this face so that it breaks up the appearance of the stairway and is more consistent with the rest of the building façade.

4C. In many cases it is required to have plantings around the exterior of a trash enclosure. Please consider adding some additional plantings on the southern and western side of the trash enclosure, such as shrubs or tall grasses. Considering the rather prominent location of the trash enclosure relative to a site entrance and the abutting street, it is particularly important to beautify the location.

5. Signage Issues

5A. Include data on permitted sign area in the data block. If signage is not proposed to change during this project, provide information on the current square footage of signs on site.

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

6A. Sheet 6

- Update the required minimum tree sizes to 2.5” for deciduous canopy trees and 2” for ornamental.

6B. Sheet 7

- Remove the landscape specifications. The landscape plans should only include the required landscape notes and any notes dealing with proposed mulches and edger.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

7A. The site plan will not be approved by public works until the preliminary drainage report is approved.

Sheet 2

7B. Please update the curb ramps at the entrance point located at the southwest corner of the site, as this is the designated ADA access route.

Sheet 3

7C. Label all slopes. Please note the minimum permitted slope away from the building is 5% for 10 feet for landscape areas and minimum 2% for impervious areas. The minimum slope for pavement areas is 1% for asphalt and 0.5% for concrete.



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

Site Plan Set

8A. Add stop signs in the indicated locations and label all existing stop signs.

8B. Sight triangles are needed for all existing access points that are to remain. Sight triangles are based on the locations of stop signs. Remove sight triangles from turning points that do not have stop signs where requested. Sight triangles should also be shown on the Landscape Plan in accordance with COA standards.

8C. Remove the parking in the indicated area as it impedes the full movement access point. Update striping.

8D. Add the following note to the cover sheet:

“The Developer is required to install stop signs and street name signs at the site access points onto public streets. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.”

Traffic Impact Study

8E. Future trip generation was not analyzed. 2040 is required to be analyzed. Use 2% growth factor unless other (DRCOG) data can support alternate.

8F. Add dialog why access point south of Site Access #1 was not included.

8G. Review all additional comments throughout.

9. Fire / Life Safety (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)

9A. Sheet 1

- Please include photometric plan and identify accessible route.
- Please identify and label the van accessible spaces.

9B. Sheet 4

- Relocate the fire hydrant and waterline to new proposed location adjacent to fire lane.
- Any dead-end water line supplying a fire hydrant that exceeding 150 ft. is required to provide a calculation within the Utility Sheet of the Civil Plans to validate the 20-psi minimum residual water pressure needed.
- Identify Fire Line using the following example: "6" Fire Line DIP (Private)."
- Show location of Riser Room and exterior door for each fire sprinklered building.
- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." (Typical for Site, Utility, Elevation and Photometric Plans.)
- Identify new and existing Knox Boxes as an X within a box symbol and label with the following example: "Knox Box." (Typical for Site, Utility, Elevation and Photometric Plans.)
- Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. (Typical for Site, Photometric, Utility Plans.) (Example shown with dashed blue line)
- Identify the 60% of the accessible public building entrances the accessible parking spaces and accessible passenger loading zone(s) they serve.

9C. Sheet 7

- Please add landscaping note.

9D. Sheet 8

- Please identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." (Typical for Site, Utility, Elevation and Photometric Plans.)
- Please identify new and existing Knox Boxes as an X within a box symbol and label with the following example: "Knox Box." (Typical for Site, Utility, Elevation and Photometric Plans.)

10. Aurora Water (Anthony Tran / 303-739-7376 / atran@auroragov.org / Comments in red)

Sheet 4

10A. Special tapping saddle may be required with ACP pipe.

10B. Provide fixture unit table at the time of submitting Civil Drawings to justify meter size for both new and existing fixtures.

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

11A. There are easements that need to be dedicated and released. The PSCO easement release should be obtained through PSCO (Xcel). Send us a copy of the recorded easement release. Contact Andy Niquette for the easement dedications shown on the Site Plan Amendment. Keep in mind that we cannot sign-off on the site plan amendment until all documents have been or are ready to be recorded.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in magenta)

12A. There are several trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

12B. See site plan page 5 of 8 as there are several Juniper trees located on the south side of the building located next to Juniper #2 and #3 and very close to construction. Please clarify whether or not these trees will be removed or preserved.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 89", but only 36" would be required for planting back onto the site. The mitigation value is \$8,090.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Colorado Blue Spruce	12	\$872.97		5
2	Juniper	4	\$99.54	To be removed?	2
3	Juniper	4	\$99.54	To be removed?	2
4	Juniper	4	\$99.54	To be removed?	2
5	Juniper	5	\$146.25	To be removed?	2
6	Juniper	5	\$146.25		2
7	Juniper	5	\$146.25		2
8	Crabapple	22	\$4,063.53		9
9	Juniper	6	\$203.34		2
10	Linden	11	\$1,104.82		4
11	Linden	11	\$1,104.82		4
Total		89	\$8,086.84		36

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



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

The following letter was received from Xcel Energy:

Re: Queen of Peace Catholic Parish, Case # DA-1165-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Queen of Peace Catholic Parish**. Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural 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/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements *will* 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.