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December 13, 2021

Bart French
MAA Communities
5040 Addison Circle, Suite 200
Dallas, TX 75001

Re: Second Submission Review – MAA Abilene Multi-Family - Site Plan
Application Number: **DA-2292-00**
Case Numbers: **2021-4029-00**

Dear Mr. French:

Thank you for your second submission, which we started to process on Wednesday, November 24, 2021. We have reviewed your plans 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, January 6, 2021 at 5pm. 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 and Zoning Commission public hearing date is tentatively set for Wednesday, February 9, 2021. 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Elyse Applegate - Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2292-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and edit slopes based on city standards (Public Works).
- Traffic study not completed and there is misinformation between the Traffic Study and Project Data (Traffic).
- As part of the station area plan a Public Art is required please contact Roberta Bloom. Please submit the Public Art Plan on time and with the next submission.
- Building Architecture will need to be adjusted to meet entry and pedestrian scale design standards (Planning).
- Lighting needs to be adjusted to meet code standards (Planning).
- Landscape notes to be sent in separate document. (Landscape).
- Tree mitigation fee needs to be paid before the project can move to recordation (Forestry).
- Aurora Schools student yield is attached below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Thank you for completing a neighborhood meeting on November 17, 2021. As the process continues. All registered neighborhood groups and HOAs in a one-mile radius and abutting property owners will be updated and sent a letter to the Public Hearing on this case. Continue to do outreach and be prepared to speak on neighborhood outreach at the Public Hearing to Commissioners. There has been one comment during the second review process and it is listed below.
- 1B. Name: Pete & Valerie Lucero of 13921 E Arkansas Dr. Aurora, CO 80012 / 3037456564 / tincu31@aol.com
Comment: "Writing again to voice my concerns. I received the letter and was planning on attending the 11-17-21 meeting. The Phone #1-408-418-9388 password development were incorrect. I was very surprised that most neighbors did not receive the letter. It would be my expectation that all Sableridge residents be included, as this will affect the quality of life for all. Ariana told me that letters were sent within one mile radius from the build. I walked the neighborhood passing out 100 letters, most that I spoke with had no idea that this was in the planning stages. I could not access the meeting. After trying several times, frustrated. I left Ariana a message to let her know the information was not correct, that I had concerns. When the meeting was over she called me back and apologized. Stated she would reach out to Mr. French asking him to contact me back. Mr. French called me back. I'm still very concerned about the excessive traffic ,lighting, parking, noise, and pollution. Not to mention FIVE stories all the way around, some units facing my backyard, would you want this in your backyard with a parking garage 393 provided spaces. I know that I do not. The houses that back this development will not have any privacy ever. Mr. French stated the plan was to remove the big wooden fence & place a rod iron fence, to make the area more park like. This will be even more invasive allowing much more noise & lighting to our houses all hours of the day & night leaving us with no privacy at all. The berm area is on a slope making it hard to maintain. They should just go back 10 feet and build a 12 ft cinder block fence. Mr. French reports that a traffic study had been completed, Florida & Abilene can take that amount of traffic. Please go there any day of the week to see the traffic. The bike lane has caused the loss of the right hand turning lane. Any Saturday the traffic backs up at Abilene and Mississippi the curve by Burlington's can't even handle the amount of traffic as it is. Your genius planning of the bike lane has the people along Florida already putting their trash cans on the sidewalk. If you get behind the trash truck, postal truck, or UPS truck, you have to try & go around or just wait. It's an accident waiting to happen. Only one lane at Florida & Abilene the traffic already backs up. I can't even imagine how bad it will be adding 259 units. Mr. French also thinks that the people that live their will rely solely on the light rail, & work at The Medical Center of Aurora, UCH or Fitzsimons. It's unrealistic to think this. Aurora is too big of a city to only rely on the light rail & not have a car. This will increase the pedestrian traffic though our neighborhood with increased crime & vandalism. As far as people renting most people would prefer a quieter area not a busy street, with light rail traffic along with the highway for their view . This will greatly impact our property values. We will never be able to sit on our patios & enjoy another sunset."



2.Introduction Letter

- 2A. Your justification for a landscape buffer is not complete. For example, where are the art locations site users will be viewing? How is the landscape going above and beyond, for example, “Planting has increased by 23% beyond code requirement”? Justifications need to be specific.
- 2B. As per code section 4.8.5.4 Massing and Articulation, all Multifamilies must have two horizontal articulations. You are justifying the adjustment of an extended building length with a code requirement. This is not acceptable and needs to be redone.
- 2C. In your introduction letter under site plan approval letter - you state the building is pedestrian-scaled. As it is a five-story building, please detail the vertical and horizontal articulation that achieves pedestrian-scale design. Please have your introduction go beyond simple statements. This needs to be an explanation of what your application is meant to achieve to commissioners, citizens, and staff.
- 2D. As requested in the previous review letter -please go into detail on how this application completes the Florida station area plan. If you need another copy of the Florida Station Area Plan please email amuca@auroragov.org. There are some examples below of the Station Area Plan details.
1. TOD works as a “district”. The one-half mile area around the transit station is the minimum area of influence from the transit station. These areas can become new neighborhoods where development draws value from the transit stations, parks and plazas are gathering places, and the mix of uses allows pedestrians to easily reach their destinations.
 2. TODs must be walkable. TODs are to create an urban scale where the pedestrian is important. Attractive and safe pedestrian connections are a priority in TODs.
 3. Central spaces give identity to TODs. Public spaces are very important in TODs, and parks, plazas and main streets that are beautiful and useful can become important identifying elements.
 4. TODs connect to the surrounding neighborhoods. The pedestrian network of the TOD should allow easy pedestrian connections to surrounding neighborhoods. The relatively small size of the blocks should allow for an attractive and convenient pedestrian experience.
 5. Density is important. TOD should have density sufficient to create an active center for an existing or new neighborhood. Higher densities take advantage of the massive public investment in transit. Density also creates the potential for diversity of housing types, a range of land uses, and the possibility of neighborhood-serving retail. Density should transition from the highest densities in the core of the TOD around the transit station to lower densities next to existing residential neighborhoods.
 6. Design matters. The quality of building architecture and the design of streets, parks and plazas are important elements that create the identity of a station area.



Neighborhood Connector

- This connection expands on RTD's pedestrian bridge over I-225 by creating a pedestrian/bicycle bridge and ramp system to cross Abilene Street.
- Protected bikeways on Florida Avenue and pedestrian and bicycle routes north and south on Anaheim Street and along Potomac Street link to this connector.
- The connector serves not only the station area but provides an important link to connect neighborhoods on the east and west sides of I-225.

Employment and Education District

- The redevelopment of existing underutilized large-format retail sites into employment and education uses will build on the function of the station area as an employment center.
- This area could provide complementary uses to the Medical Center of Aurora.
- The large parcel sizes provide the opportunity to develop high density buildings set behind a frontage road, yet still provide a transition in scale to the adjacent single family neighborhood.

Housing District

- In this area, existing retail uses can redevelop as higher density residential uses that could include market-rate and mixed-income units, both rental and ownership.
- A neighborhood park provides passive recreation opportunities and is an important and desirable amenity for the residential uses.
- Medium density housing that faces the frontage road by Abilene Street could have active ground floor uses, such as live/work spaces.
- The buildings on the east side would transition down in height so not to overwhelm the adjacent existing single family residential neighborhood.

Station Hub

- A public plaza area, surrounded by retail and restaurant uses, provides a gathering area and "front door" to the Florida station. Though separated from the station by Abilene Street, this plaza is an important element to provide activity and identity to the station area.

3. Completeness and Clarity of the Application

- 3A. Will there be any monument signage? If yes it needs to be on the site plan, detailed and included in the data table.
- 3B. Please see all notes on the Data Table
- 3C. Add hatches to legend.
- 3D. Label building setback from east, west, and south
- 3E. Add all fence-type details such as the sound wall and pool fencing.
- 3F. Add trash enclosure detail and retaining wall details.
- 3G. Add all site furnishing details such as benches and trash cans.

4. Architectural and Urban Design Issues

- 4A. *Repeat Comment:* Please add dimensions to the access path in the detention pond.
- 4B. In your introduction letter, you speak of the detention pond as an amenity. This needs to be part of your site plan package. You are not providing any landscaping other than native seed in the detention area. It cannot be included as landscaping without planting. If it will not be treated as an amenity, please exclude it from Introduction Letter.

Elevation Sheets

- 4C. Several question on building entries on the elevations. Would you please review Table 4.8-9 of the UDO for how entries shall be treated?
- 4D. The east elevation will need to be adjusted based on your justification for an adjustment to building length. The east elevation does not display pedestrian-scaled design and needs to be redone.

Photometric Sheet

- 4E. Section 4.4.4.A of the UDO states the maximum height of any exterior pole mounted light or building-mounted light shall not exceed 15 feet if the light pole is located within 100 feet of a Protected Lot in Subareas B.
- 4F. All exterior lighting fixtures located within 100 feet of a Protected Lot in Subareas B, shall be turned off between 11:00 pm and 7:00. There will need to be a note on your photometric sheets for code enforcement.



- 4G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets. Would you please adjust lighting based off this standard?
- 4H. Standards for exterior lighting are found in Section 146-4.9. Show specific details of lighting on the plan and on building elevations. As this is located within a designated transit-oriented development area, light standards for TOD are unique and required for all development proximate to light rail stations. Gullwing streetlights and Louis Poulsen pedestrian lights should be used.

ROADWAY AREA LIGHT

Manufacturer: PHILIPS
Model: GULLWING G18 IN BLACK



PUBLIC ROADWAY, INTERNAL AREA & PARKING LOT LIGHTING

Public roadway lighting is to be an LED cutoff type, approximately 25' in height or less. Model to be per TOD Standards.

Luminaire Model: Gullwing Area Larg G18
Finish: Black

ROADWAY PEDESTRIAN LIGHT

Manufacturer: LOUIS POULSEN
Model: KIPP POST IN BLACK



ROADWAY PEDESTRIAN & INTERNAL AREA LIGHTING

Fixtures shall be an LED cutoff type, approximately 20' in height. They shall be utilized along main pedestrian corridors, public gathering spaces and streetscape areas.

Luminaire Model: Kipp Post
Finish: Black

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright red)

- 5A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6.Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 6A. The Needs to be 1% of construction costs as per public art TOD requirement. Need to complete public art plan and budget to be submitted and approved. Please get in touch with Roberta Bloom to discuss the details of the Public Art Plan.
- 6B. Please submit the Public Art on time with the submission. It is not a separate submission but part of the package. You may not go to Public Hearing till the Public Art Plan is submitted.

**7. Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

7A. *Repeat Comment:* The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

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7B. Updated ramps are required to be directional and out of the path of the cross pan, typical.

7C. If the existing trees are to be removed, please widen the existing and proposed sidewalk to a minimum of 5.5' along Abilene.

7D. What is this dashed line?

7E. Call out the radii of the proposed fire lane easement, typical.

7F. *Repeat Comment:* Please remove pipe linework from the site plan sheet.

7G. *Repeat Comment:* Label all proposed walls, material, and railing for walls over 30"

7H. Please clarify what is paved and what is landscaped on the site plan and grading plan in this area.

7I. Is this light to remain?

7J. Light to be relocated out of the sidewalk.

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7K. Please add a slope label to the maintenance path - 10% max.

7L. Add "with railing" to retaining wall labels.

7M. Please add the elevation of the 100-yr WSEL.

7N. Please clarify, is this area draining towards the building?

7O. Please provide slope labels in this area.

7P. Call out proposed walls, max height, wall material. All walls over 30" require railing.

7Q. Please label all proposed and existing easements, typical.

7R. Please show railing on the wall section.

7S. *Repeat Comment:* Add a note indicating if the storm sewer system is public or private and who will maintain it.

8. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

8A. Update to TIS is still needed/required for final approval. Comments were provided 11/24/21 to drael@norris-design.com and were minor, but the update needs to be documented for approval.

8B. Units exceed the number that were studied in the TIS in project data. Update TIS accordingly, or revise this submittal.

Site Plan

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8C. Mark crosswalk, per COA Standard Detail TE-12.

8D. Add stop sign here for intersection with parking structure exiting traffic.

8E. Show adjacent striping within Abilene ROW.

8F. Stop sign needed.

8G. Include striped centerline (double yellow) on approach to Abilene.

8H. Directional ramps needed.

8I. Stop sign needed.

8J. Note removal/adjustment of bike facility median.

8K. This signal pole should be shown facing northbound traffic.

8L. Modifications will be needed to this bike lane striping to allow for left-turn into the site (match other existing striping schemes for access crossing the bike facility).

8M. Marked crossing per COA Standard Detail TE-12.

8N. Note needed painted centerline for bike facility now that the existing access is closed.

8O. Note removals of existing green bike crossing striping within the bike facility.



9. Utilities (cstephen@auroragov.org / 303-653-6846 / cstephen@auroragov.org / Comments in red)

Master Utility Report

- 9A. Add the following to Section III C: Velocities in the 8 inch water line exceed the maximum criteria in Aurora Water Specifications, however Aurora Water has reviewed and approved a variance for this condition.

Site Plan

- 9B. Show and label proposed easements for fire hydrants and meter pit.
9C. Fire hydrants greater than 5 years old are required to be replaced per Aurora water specifications. This applies to both on-site hydrants.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

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- 10A. See multiple comments to provide site data block information.

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- 10B. *Repeat Comment:* See comments for fire lane sign locations.
10C. Provide accessible parking wheel stops.
10D. See comment to provide 26' fire lane easements.
10E. See comment for median on Florida Ave. This median is an issue for fire apparatus being able to set up on this street. Provide 26' fire lane easements on the north and east sides of the building and garage.
10F. Provide mountable curb within the fire lane easement.
10G. See comment for encroachments into the fire lane easement.

Utility Sheet

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- 10H. Show the Fire riser room location. (Typical on Site, Utility, Landscape and Photometric Plans.).
10I. *Repeat Comment:* See fire hydrant location.

Photometric Sheet

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- 10J. *Repeat Comment:* See first review comment for encroachments into the fire lane easement. I understand the light symbol may be oversized, but the lights are encroaching into the fire lane easement.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 11A. See the comments on the site plan. Attend to the separate documents still needed for the acceptance of the site plan and any building permits, down the road. Contact Grace Gray at ggray@auroragov.org for the License Agreement issues and Andy Niquette at dedicationproperty@auroragov.org and releaseeasement@auroragov.org for the dedication and releases of the easements needed.

Cover Sheet

1 of 15

- 11B. This has been superseded by the Note 8 above (delete note 9).
11C. Legal Description Edit: THENCE ALONG SAID SOUTH LINE SOUTH 89°56'38" WEST 590.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST FLORIDA AVENUE AS DESCRIBED IN BOOK 6366 AT PAGE 171 RECORDED IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK AND REOCORDER'S OFFICE;??
11D. Quite a few legal description spelling errors and edits.

Site Plan

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- 11E. *Repeat Comment:* Fire Line is two words not one.
11F. Cover the meter with an easement.
11G. Send in a copy of the recorded release.
11H. License Agreement needed for the walls and handrails in the easement.



- 11I. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releaseeasement@auroragov.org to start the separate documents processes.

12.PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

- 12A. No further comments.

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

- 13A. Any tree less than 4" in diameter does not require mitigation. Remove these trees from the tree mitigation table and recalculate.
- 13B. Aurora Forestry cannot approve plan until tree mitigation has been paid.

14.Aurora Public Schools (Josh Hensley / 303-365-7812/ jdhensley@aurorak12.org)

- 14A. See below for comments.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/21/2021

MAA Abilene Multi-family - DA-2292-00

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	259	0.145	38
TOTAL	259		38

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	19	0.04	10	30	0.03	8	38
TOTAL		19		10	30		8	38

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3399
MIDDLE	10	0.025	0.2590
HIGH	8	0.032	0.2486
TOTAL	38		0.8476

15.RTD

- 15A. No comments for this project.