



Thursday, July 14th, 2022

Aurora Planning and Development Services
Office of Development Assistance
15151 E. Alameda Parkway, Ste. 5200
Aurora, Colorado 80012
303.739.7345

RE: Response Letter for 14383 E. Evans Drive Condos – Pre-App Meeting Notes
Case Numbers: #1592308

Dear Ms. Vigil,

Please see the below responses from the formal staff comments received from the Pre-Application Meeting dated for 12/09/2021 for the project referenced above. All responses provided include the comments and numbers you provided, with our responses below in the color associated with each discipline.

If you have any additional comments or concerns, please feel free to reach out.

Sincerely,

Alexander Duran, Associate
Godden|Sudik Architects
aduran@goddensudik.com
303.455.4437

GSA: Godden|Sudik Architects - Alexander Duran, Associate

Dimensional Standards: It is expected that multifamily buildings shall be oriented to the street and the primary building entrance shall face the street. The intent is to strengthen the building's relationship to East Evans Drive.

GSA: The parallel facing façade along the curved street edge provides strong architectural interest with a pedestrian enhanced entry that strengthens the relationship of the building and its occupants to E Evans Drive.

Common Space and Amenities: Multifamily development must include an adequate amount of usable common space and amenities. The expectation is 20% of the site will be designed as usable outdoor space. The majority of this area should be consolidated into usable green space or other common gathering space. See page six for further information on this requirement.

GSA: Noted. See landscape plans for dedicated outdoor amenity and landscape features as required.

Access and Connectivity: All primary entrances must provide safe routes to walk to the adjacent rights-of-way, other building entrances and common areas. Sidewalks and walkways serving a site shall align and connect with any sidewalks on adjacent properties that extend to the boundary of such properties. Multiple pedestrian connections between adjacent developments shall be provided to the maximum extent practicable.

GSA: Noted. See site plan documents for additional information locating sidewalks and walkways as required.

Forestry: There is one tree on the site that may be impacted by development. In addition, there are many trees located on the neighboring property to the east that must be protected during development and construction. Communication with the neighboring property is required to ensure they are aware and understand the tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. See page 14 for further information.

GSA: Noted.

Aurora Public Schools: In accordance with Section 4.3.18 of the Unified Development Ordinance (UDO), the school land dedication obligation for the 50 proposed residential units is .1636 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 prior to plat approval. See page 15 for further information.

GSA: Noted.

Utilities: There are two sanitary sewer stubs located on this property. One is in the southwest corner and one is in the southeast corner of the site. This project will be required to disconnect the unused stub at the main. Additionally, there is an existing 2-inch water service line approximately in the middle of the lot off Evans Avenue. If this project does not require a 2-inch meter, this service line should be cut and capped at the main.

GSA: Noted. See Utility Plan for additional information.

Traffic: The applicant shall coordinate with the development to the southeast to obtain a shared access agreement and reconfigure the access drive to minimize the drive/parking lane skews and minimize access vehicle conflicts in the access throat area.

GSA: Noted.

Public Improvements: Public improvements required with this project include a 5.5' detached sidewalk and 8' curbside landscaping along the frontage of the site. The existing curb ramps on both sides of the existing access adjacent to the site shall also be updated to current standards and out of the existing cross pan. Streetlights are also required and shall be located according to the photometric study.

GSA: Noted. See Site Plan documents for additional information regarding the 5.5' detached sidewalk as required.

Underground Detention: Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved.

Underground detention is considered a variance request and will be evaluated on a case by case basis using the supporting documentation provided by the applicant within the preliminary drainage report.

GSA: Noted.