

April 13, 2020

City of Aurora
Mr. Brandon Cammarata
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Aurora Crossroads (#1416252)/Pre-Application Meeting held November 07, 2019

Dear Mr. Cammarata:

Thank you for taking the time to review the Aurora Crossroads Pre-Application Meeting held on November 7, 2019 along with City Staff. Valuable feedback was received on November 22, 2019. Responses to comments are detailed on the following pages. Please feel free to reach out should you have any questions by phone, at 303-892-1166 or by email, awenlund@norris-design.com

Sincerely,
Norris Design



Allison Wenlund
Senior Associate

Planning Department

The Planning comments are numbered, when you submit your application, include a letter of introduction responding to each of the numbered comments including key issues from other departments.

Key Issues:

- The Master Plan submittal must ensure a walkable street system integrated with planned street and trail connections.
Response: Noted, refer to the Open Space, Circulation, and Neighborhood Map included with the initial submittal.
- The Master Plan must include submittal requirements described in the existing “FDP Manual”.
Response: Noted, for the initial submittal we will be including a limited number of deliverables for the first review. This is being done, in part, to receive a high level response to the proposed land uses and configuration in order to start the Final Plat/Infrastructure Site Plan to create the PA-1 parcel.
- Permitted residential uses include multifamily and townhomes. Single family detached and alternative configurations such as green courts and motor courts are not permitted in the zone district.
Response: Noted, only multi-family residential is proposed.
- The Master Plan submittal should include a complete local street network, including collector and local streets.
Response: Noted, this will be provided as part of the second submittal and review.

General Zoning Code Review of your Property:

- Your property is zoned MU-R Mixed Use Regional District.
- The uses you propose, “Residential”, “High Density Residential”, “Commercial”, “Mixed -Use” may be permitted depending on the specific use. The proposed use of “Self-Storage” is not permitted in this zone district.
Response: Noted, thank you. The uses proposed align with these permitted uses.

Types of Applications:

- As part of your application, you will need to make the following land use requests:
 - Master Plan (146-5.4.1.E)
 - Major Subdivision - Preliminary Plat (146-5.4.2)
 - Major Subdivision - Final Plat (146-5.4.2)
 - Site Plan(s) (146-5.4.3.B)**Response: Noted, thank you.**

The Master Plan and Preliminary Plat and potential zoning map amendment should be submitted together. Typically, the Final Plat and Site Plan(s) are turned in together following approval of the Preliminary Plat and Master Plan.

- Your project can be reviewed and approved administratively if no adjustments are requested. If a zoning map amendment is submitted this will require review of both the Planning Commission and City Council at public hearings.
Response: Noted, thank you.
- The following applications, manuals, and design standards may also be helpful in completing your application for submittal:

- City of Aurora CAD Data Submittal Standard
- Framework Development Plan Manual (for a Master Plan)
- Landscape Reference Manual
- On-Line Application
- On-line Application and Plan Submittal Guide
- Preliminary list of community groups and homeowners' associations within a one mile radius of your proposed development
- Site Plan Manual
- Northeast Area Transportation Study (NEATS)
- Street Standards Ordinance [126-1] and [126-36]
- Street Standards, Roadway Cross Sections
- Subdivision Plat Manual
- Subdivision Plat Checklist
- Xeriscape Plant List (see Landscape Reference Manual)

Response: Noted, thank you.

- Your application will be uploaded through our Planning Portal as separate PDFs. Please ensure that, during the PDF creation process, all AutoCAD SHX text items are removed from the comment section and that the sheets are flattened to reduce the select-ability of items. Plans submitted for City Pre-Acceptance review will be rejected if it is determined that plans do not comply; this could result in delays in application start times if the applicant is asked to re-upload corrected PDFs.

Response: Noted.

Standards and Issues:

1. Zoning and Land Use Issues

1A. Zone District

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development. More specifically, the district intends to promote: (1) A larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point; (2) A safe and pleasant pedestrian and bicycle environment connected to the streets and walkways; (3) Nodes for multi-modal movement, including mass transit facilities; and (4) A pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas. (UDO Section 146-2.4.7.A)

Response: Noted, thank you.

- UDO Sections 146-2.4.7.E-M include detailed requirements for development within the MU-R zone district. The Masterplan proposal must reinforce these requirements and provide preliminary layout which reflects these requirements.

Response: Noted, thank you.

- In addition, also refer to “Use-Specific Standards” (UDO Section 146- 3.3) for each varying use.

Response: Noted.

1B. Master Plan

The Master Plan Submittal must comply with what is currently referred to as the FDP Manual. Every Master Plan should be based on a central idea or organizing concept. One of the goals of the Master Plan process is the creation of distinctive districts and neighborhoods in newly developing sections of the city. Use existing topography, creative land use planning, to help create a strong “sense of place”. Design standards regarding landscaping, architecture, urban design and public art will be required. Applicants will submit these documents at the time of submittal of the Master Plan.

Response: Noted, this level of information will be included with the second MP submittal.

1C. Preliminary Plat

Please include a conceptual road layout reflecting the proposed local street network with the Master Plan Submittal. Additionally, the preliminary plat process is to evaluate the proposal relative to subdivision requirements prior to the submittal of a final plat and site plan. The preliminary plat submittal must include enough detail to evaluate UDO Section 146-4.3 including (1) Avoidance of Sensitive Areas (4.3.5); (2) Creation of Distinct Neighborhoods (4.3.7); Through Connectivity (4.3.8); Block Dimensions (4.3.9); and Lot Design and Layout (4.3.10).

Response: Noted, this level of information will be included with the second MP submittal.

We will also review parks and open space, school dedications and stormwater facilities per requirements. A transportation impact study and preliminary drainage and utility analysis will also be submitted at this time. A Final Plat consistent with the Preliminary Plat must be submitted within three years of the date of approval of the Preliminary Plat.

Response: Noted, this level of information will be included with the second MP submittal.

With the platting of lots, blocks and tracts, undevelopable tracts shall be avoided unless they are required to accommodate parks, open space, drainage or similar facilities.

Response: Noted, thank you.

2. Traffic and Street Layouts

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns.

Response: Noted, thank you.

The proposed street network in the Master Plan should include all street including local and collector streets and will be evaluated using Subdivision standards in UDO Sections 146-4.3 and the access and connectivity standards in UDO Section 146-4.5.

Response: Noted, this level of information will be included with the second MP submittal.

All lots must have direct access to a dedicated public or private street. Alternative “indirect access” configurations such as green court dwellings, or motor court dwellings are not permitted in this zone district. In addition, block perimeters are limited to 2,800 linear feet with a maximum length of any block face of 700 feet. With the conceptual street network shown with the pre-application submittal, additional streets will need to be created to meet these requirements. Any townhomes proposed are required to front a street. Mixed Used zone districts have additional access and connectivity requirements (UDO Section 146-4.5.4).

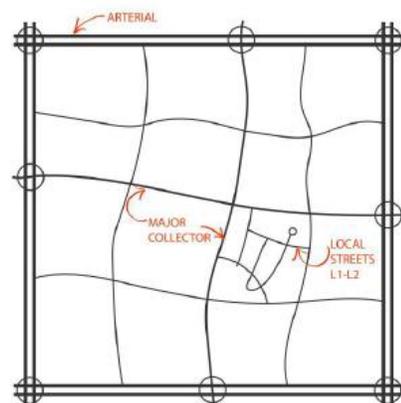


Figure 4.5-1: Major Road Connectivity

Response: Noted, this level of information will be included with the second MP submittal

Based on the pre-application meeting there will be significant discussions regarding the alignments of Gun Club Road and potentially Colfax Avenue which will impact the overall street network. Regardless the expectation is this application will include a highly walkable and pedestrian friendly street network. The street network will need to be integrated with a perimeter street including a street along the east boundary and south boundary. The new Picadilly Interchange will have the potential to impact the area and may elevate the importance of the 6th Avenue and Picadilly Road intersection.

Response: Noted, we have continued to work with the City and other stakeholders on these alignments.

A critical component of the MU-R zoning is to include a main street element. In general, a main street will have the fronts of building directly on a pedestrian oriented street. Buildings will typically have storefront windows at the street level with uses that activate the street.

Response: Noted, a main street component is proposed.

The Master Plan will identify this main street and provide design guidance and standards for building and land uses on this corridor.

Response: Noted, this level of information will be included with the second MP submittal.

All potential local streets need to be shown to demonstrate the layout can accommodate a variety of land uses and housing products, including townhomes. All large blocks such as block 9 and 10 need to demonstrate a block structure could be implemented within these areas similar to the block structure in area 11 (see Figure 1).

Response: Noted, this level of information will be included with the second MP submittal



Figure 1 - Large blocks like 9 and 10 need to demonstrate they can support a block structure to accommodate townhomes.

Large blocks are required to include internal street like drives and pedestrian networks to integrate with the surrounding block structure and to ensure internal connectivity between uses.

Response: Noted, this level of information will be included with the second MP submittal

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete, please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information.

Response: Noted, thank you.

Buckley AID:

Because this property is located within the Airport Influence District of Buckley Air Force Base (BAFB), the applicant must assure that an aviation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code.

Response: Noted, this will be provided with a subsequent submittal.

Please note if a zoning map amendment is proposed, Buckley AFB will evaluate and provide recommendations based on potential impacts to the base.

Response: Noted, a zoning map amendment is not proposed.

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

Response: Noted, thank you.

The completed easement form can be dropped off or e-mailed to Porter Ingrum at pingrum@auroragov.org. It may also be e-mailed to the case manager. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications.

Response: Noted, thank you.

Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingrum at 303-739-7227 with any additional questions regarding the AID.

Response: Noted, thank you.

4. Site Design Issues

4A. Density of Use

The MU-R zone district only permits higher density residential products in walkable configurations where all buildings face and have direct access to a street. Only multi-family, live work, and townhomes are permitted residential uses. Alternative configurations such as green courts and motor courts are not permitted in this zone district.

Response: Noted, only multi-family residential is proposed at this time.

4B. Building Orientation

In general, the code requires all buildings within this mixed-use district to directly abut a street with a pedestrian entrance from the street. Surface parking is located behind or to the side of the building and not between the building and the street.

Response: Noted, more information on this will be provided within the Design Guidelines as part of the second submittal.

4C. Pedestrian Circulation and Linkages to Off-Site Trails & Open Space

Include planned trail systems and trails extending from adjacent developments. The Master Plan should also reinforce onsite pedestrian networks that connect all building entrances and commons areas together and to the public sidewalk and trail networks.

Response: Noted, this level of information will be provided with the second submittal.

4D. On-Site Vehicular Circulation

Access and Connectivity standards for subdivision and site design are intended to promote safe and convenient vehicle, bicycle, wheelchair, pedestrian, public transit, and other mobility device connectivity among individual development sites, trails, sidewalks, and convenience shopping areas to encourage travel by bicycles, transit, other micro-mobility devices, or walking as an alternative to automobile trips, to reduce

the frequency and shorten the distance of automobile trips, to provide multiple routes to many destinations, and to implement the Comprehensive Plan goals or other approved plans or design studies. Each development shall accommodate safe and convenient movement for all modes of transportation throughout the development and to surrounding areas as well as create an efficient automobile circulation system that avoids the creation of large, isolated tracts without routes, or with only one route, for access to the area. Access to sites shall be consolidated with access to adjacent properties to the maximum extent practicable to minimize curb cuts (UDO Section 146-4.5).

Response: Noted, this level of information will be included with the second submittal

4E. On-Site Amenities and Use of Open Space

The zone district includes specific requirements for Outdoor Common Space (UDO Section 146-2.4.7.H), such as the requirement for 25% of the land area within each nonresidential development site shall be outdoor commons area located on and connected to adjacent public spaces. This common space is typically in addition to PROS parks and open space requirements. Common space should be consolidated in to usable plaza or green spaces that can accommodate a variety of functions. The spaces should be highly visible and integrated into pedestrian friendly streets or park spaces.

Response: Noted, this level of information will be included with the second submittal.

Multifamily should include 20% open space, a portion of which should be usable outdoor spaces including playgrounds and play fields as well as gathering spaces. For the purposes of open space multifamily development in MU-R is treated the same as R-4.

Response: Noted, thank you.

In walkable neighborhoods, parks maximize local street frontage to increase access and visibility. Neighborhood or pocket parks should not have frontage along high speed collectors and arterial streets. Private property abutting neighborhood parks should be limited. In this walkable and more urban zone district, pedestrian connections throughout the development should be primarily accommodated with sidewalks along streets on walkable blocks. There are a number of adjacent trails including the E-470 multi-use trail and the city's Triple Creek. You will need to provide connections to these facilities.

Response: Noted, this level of information will be included with the second submittal.

4F. Parking

In addition to the parking requirements in UDO Section 146-4.6, MU-R has specific parking requirements in Section 146-2.4.7.I. limiting parking along the E-470 frontage and along "Walkable Main Streets". The Master Plan Design Standards should reinforce site layouts with parking located behind or to the side of buildings rather than between the building and the street.

Response: Noted, thank you.

4G. Site Lighting

The purpose of this Section 146-4.9 is to ensure that vehicle circulation areas, pedestrian circulation areas, parking areas, public gathering spaces, approaches to buildings, and other areas have adequate outdoor illumination to promote safety and walkability at night; to control the negative impacts associated with nuisance outdoor lighting, excessive lighting, light pollution, dramatic contrasts between lit and unlit areas; and to minimize light spillover onto adjacent properties.

The Master Plan should include a variety of lighting types including pedestrian scaled lighting such as bollard and pole lights under 16 feet tall. Private sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface.

Response: Noted, information related to site lighting will be included as part of the Design Standards with the second submittal.

5. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

- **General Landscape Plan Comments.** The applicant shall prepare a Master Plan (MP) that includes theming for the overall development. Public art should also be considered within the context of the master plan. Consider aesthetic themes that are unique to each character area of the plan yet resonate throughout the entire development. Theming is typically expressed through architecture, paving, pedestrian plazas, landscaping and gathering spaces. Design standards should be illustrated using text, tables, drawings, photographs and renderings. They should be specific and measurable standards that are carried out in future contextual site plan submittals.

Response: Noted, this level of information will be included with the second submittal.

While not an all-inclusive list, the MP document should at a minimum address the following:

- **Streetscapes:** Hierarchy of streetscape aesthetic treatments streets. Tree grates vs. larger pavement openings for street trees and understory plantings. The spacing and arrangement of street trees. Please address street furnishings such as benches, trash receptacles, planters, signage, banners, lighting, etc. in terms of their style and use throughout the development.
- **Public gathering spaces:** The design of plaza spaces associated with the urban core of the development and the integration of pedestrian public spaces associated with residential development. Amenity spaces might be located between building entrances and the street. For residential units, spaces should be centrally located to the site. How will the interconnection of public spaces with walkways and trails be designed?
- **Views:** How is building placement oriented to address what people see when looking into the development from the external streets surrounding the site? What views if any, are highlighted or captured from within the development looking out? Amenity spaces, buildings, public art as well as principal entrances are encouraged to be located to create interesting views from the street and from within the site.
- **Public Art:** Does the public art component theme get carried throughout the development within the architecture neighborhood identification signage or public accoutrements? Or is there only one larger public art piece provided in a central location? Public art can act as a gateway entrance into the site or building and can serve multiple purposes if designed and sited properly.
- **Landscaping:** How will internal streets be landscaped? Will there be both urban and suburban streetscapes? How are amenity spaces buffered from vehicular movements and parking areas? Landscaping should be considered in the mitigation of any noise that may arise from surrounding streets. All areas of the site not required for vehicular circulation, parking, loading, or a recreational amenity should be developed as a landscaped area. Buffers shall be provided and designed to address the developments adjacency to E-470. Landscaping at a minimum should meet the current landscape standards as defined within the Unified Development Code.
- **Entry Monumentation:** Will there be any unique entry monuments associated with the development? Are there major and minor monuments? How are the colors, themes, and architecture tied to the rest of the development?

- The main street: Will there be one primary entrance into the development and how will that be treated aesthetically with landscape, monumentation/signage, hardscape etc.?
- Hardscapes: How do hardscape materials, patterns, and colors relate to the public areas within the development? Where are they used relative to traditional concrete?
- Walls and Fences: What are the proposed materials, colors, heights, and aesthetic designs?
Response: Noted, this level of information will be included with the second submittal.

6. Architectural and Urban Design

6A. Design Standards

Standards for building design are intended to promote a pedestrian-friendly street edge and scale to buildings. New buildings shall implement building and roof articulation methods to avoid long, flat walls and provide visual interest in architecture. High quality materials are encouraged to enhance the architectural character and promote overall building longevity. Buildings shall respond to context with a hierarchy of façade design (UDO Section 146-4.8.1).

Response: Noted, thank you.

There are three primary component of the Design Standards that must be provided. These include Urban Design, Landscaping and Architecture. Concurrently, if there is a metro district a Public Art Plan must also be submitted. Contact Roberta Bloom for more information rbloom@auroragov.org.

Response: Noted, this level of information will be included with the second submittal.

The Master Plan shall provide specific guidelines and additional standards that enhance code requirements and identify design themes that can be unique to this development. Within the development specific guidance and standards should address different building types, for example Main Street buildings will be treated differently from a hospital. Building in terms of both building and site design.

Response: Noted, this level of information will be included with the second submittal.

Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view.

Response: Noted, this level of information will be included with the second submittal.

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on ground floor design. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the building to reduce the back of hour appearance. Table 4.8-1 below provides an outline of the building design standards in code.

Response: Noted, this level of information will be included with the second submittal.

Table 4.8-1
Building Design Standards Applicability by Building Type
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

| Standard | Single-family detached or two-family dwellings | Single-family attached | Multifamily buildings | Single-story non-residential buildings | Multi-story mixed-use or non-residential buildings | Large-scale retail large format-over 75,000 sq. ft. gfa. |
|--|--|------------------------|-----------------------|--|--|--|
| General building design standards | | | | | | |
| Design variety | ✓ | | | | | |
| Distribution of masonry and architectural features | ✓ | | | | | |
| Windows | ✓ | | | | | |
| Building orientation and spacing | | | ✓ | ✓ | ✓ | ✓ |
| Massing and articulation | | | | | | |
| Horizontal articulation | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Vertical articulation | ✓ | | ✓ | | ✓ | ✓ [1] |
| Maximum building length | | | ✓ | ✓ | ✓ | ✓ |
| Building materials | | | | | | |
| Primary building materials | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Masonry standards | | ✓ | ✓ | | | |
| Four-sided building design | | | | | | |
| Façade character elements | | | ✓ | ✓ | ✓ | ✓ |
| Entry design | | | ✓ | ✓ | ✓ | ✓ |
| Roof design | | | | | | |
| Roof materials | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Roof form | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Screening of mechanical equipment | | | | | | |
| Rooftop equipment | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Ground-mounted equipment | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Garbage storage areas | | | ✓ | ✓ | ✓ | ✓ |

Notes:

[1] Only applies when more than two stories or over 30 feet tall.

Note: "Single-family detached or two-family dwellings" are not applicable in this zone district as they are not permitted.

6B. *Screening of Mechanical Equipment*

Standards for the screening of mechanical equipment are described in Section 146-4.8.11.

Response: Noted, thank you.

7. **Signage**

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. The sign code does not permit large "highway" type signs such as IKEA or Denver Premium Outlets. Please refer to Section 146-4.10 of the Zoning Code for complete regulations.

Response: Noted, this level of information will be included with the second submittal.

Your Master Plan must include additional standards for signage to for enhanced design and organization of signage to reduce clutter. A wayfinding signage approach should also be included in the Master Plan.

Response: Noted, this level of information will be included with the second submittal.

8. Adjustments

From the material you supplied us, it appears that your plans are not sufficiently detailed to determine whether any design standard adjustments are involved.

If you decide to request any adjustments, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 146-5.4.4.D of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur. Major Adjustment requests require a public hearing at the Planning Commission.

Response: Noted, thank you. No adjustments are requested at this time.

9. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

Response: Noted, this will be provided at time of future Site Plan.

10. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>.

Response: Noted, thank you.

Pre-submittal Meeting:

At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

Response: Noted, thank you.

Community Participation:

You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.

Response: Noted, thank you.

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Susan Barkman, she has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.
- All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

Response: Noted, thank you.

Aurora Public Schools

In accordance with Section 4.3.18 of the Unified Development Ordinance, school land dedication is required for residential development in the City. The school land obligation is based on the number and type of residential units approved. Aurora Public Schools may accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place.

Response: Noted, thank you.

Parks, Recreation & Open Space Department (PROS)

Project Characterization:

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes a mix of uses including single family and multifamily residential.
- A neighborhood park will be required on site to provide the necessary land dedication requirements and meet service radius minimums.
- The current design and location of the neighborhood park does not meet PROS standards.

Response: Noted, thank you.

PROS FDP Requirements:

Residential Unit Counts:

The applicant must provide all residential unit counts in accordance with proposed planning areas, Form D data, Form J data, and related residential densities. Residential unit counts will then be used by PROS to revise park and open space land dedication requirements and to aid in the planning of onsite parkland and open space areas.

Response: Noted, Forms D and J are included with this submittal.

Form J:

The applicant shall provide a Form J Parks, Recreation and Open Space Matrix conforming to the FDP manual requirements. Please provide a specific inventory of facilities which meets PROS standards for parks and open space. Please also provide the following columns within this Form for PROS review; Planning Area Designations, Description and Inventory of Facilities, Total Acreage of Planning Areas, PROS Credited Acreage, Final Ownership and Facility Funding, and Trigger for Each Phase.

Response: Noted, Forms D and J are included with this submittal. Further information regarding triggers for public improvements will be provided as part of the second submittal.

Public Improvements Plan:

Include the implementation phasing for park and open space development for the FDP as part of the Public Improvements Plan.

Response: Further information regarding triggers for public improvements will be provided as part of the second submittal.

Form D:

Enumerate all park and open space related parcels and their related acreages on Form D for further evaluation by PROS staff.

Response: Noted, Forms D and J are included with this submittal.

Open Space, Circulation and Neighborhood Map:

The applicant shall provide an Open Space, Circulation and Neighborhood Map conforming to the FDP manual requirements. Show all distinct parkland and open space planning areas on the map.

Response: Noted, these items are included with the initial submittal.

Park Service Areas:

Please include all park service areas on the FDP. Since there are no existing parks or open space which meet the needs of the future residents, it is critical that a neighborhood park be required per PROS standards. Please identify this as radius as ½ mile for Neighborhood Parks.

Response: The neighborhood park service area is shown on the MP.

Land Dedication:

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

Response: Noted, thank you. Neighborhood park and open space is provided within the MP and community park requirements will be fulfilled via cash-in-lieu.

Ownership and Maintenance:

It is PROS standard that all parks required as a part of land dedication requirements shall be accommodated on site within the FDP boundary. Through coordination with PROS, ownership, construction and maintenance responsibilities shall be assigned to either the applicant or COA through this FDP. Please be aware that in order for PROS to own and maintain any neighborhood park site, it must be a minimum of 5 acres.

Response: Noted, thank you.

Park and Open Space Network and Design:

Ensure the park, open space, and trail network is continuous, connected and provides clear destinations and amenities. Work with PROS to ensure regional connectivity between the various trail corridors and interconnectivity to the park network. Significant features such as high points, view corridors, wildlife habitat and natural vegetation shall be preserved as part of the open space system.

Trail Connectivity:

Your current proposal does not include any trail connections throughout the site however, PROS will be requiring that there is at least one primary community trail connection running east-west in order to connect residents to the future 1st Creek Trail. Please provide this with the following:

- The corridor must be 30' minimum and provide a community trail of at least 8' wide. This may be counted toward your open space land dedication requirements so long as there are community amenities within the corridor such as benches, trash receptacles, security lighting, etc. to meet the context of the area.

Response: Noted, thank you.

- The corridor should aim to primarily connect all residential to the commercial pad sites as well as to the southeast corner of your site for future connections to the 1st creek regional trail.

Response: Noted, thank you.

- The neighborhood park must be connected to the community trail system.

Response: Noted, thank you. The neighborhood park is currently proposed to connect via the arterial roadway sidewalks.

Park Design:

A neighborhood park will be required based on the number of residential units proposed within the development.

Please be aware of the following design criteria for neighborhood parks:

- Must serve residential neighborhoods within a ½ mile radius.
- Must be directly connected to regional and community trails through detached walks and/or local trail connections.
- May not be adjacent to arterial roads and may not be surrounded by roadways on all sides.
- Must be a minimum of 3 acres in size or a minimum of 5 acres in size if they are to be owned and maintained by the City of Aurora.
- Must be contained within residential areas but may abut (on one side) other land uses such as commercial.
- Pocket Parks may be provided for open space land dedication credit so long as they are within a ¼ mile radius to residential, are a minimum of ½ acres in size, and meet required programming

Response: Noted, thank you.

Community Park Cash in Lieu:

Given the small overall acreage of *community* park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the community park land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Response: Noted, thank you.

Park Development Fees:

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

Response: Noted, thank you.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

Response: Noted, thank you.

Forestry's Role in Site Plan Review:

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual – this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at Parks, Recreation & Open Space Dedication and Development Criteria manual.

Response: Noted, thank you.

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

Response: Noted, thank you.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- A master utility study and phasing plan will be required for the development and needs to be consistent with the IWMP (Integrated Water Master Plan) & WWMP (Waster Water Master Plan).
Response: Noted, this level of information will be included with the second MP submittal.
- Identify First Creek and tributary areas on master drainage plans.
Response: Noted, this level of information will be included with the second MP submittal.
- A looped water supply is required to serve this site and all lots must have frontage to public water and sanitary sewer mains.
Response: Noted, this level of information will be included with the second MP submittal.
- Aurora Water is installing a large transmission water main (60") along the East side of Gun Club Road.
Response: Noted, this is shown on the MP maps.
- The existing lift station to serve this has limited capacity to accept more wastewater flows (~1MGD remaining capacity), and is first come, first served. Connection to this lift station requires boring of utilities under I-70. Aurora Water is currently in the design phase for a new gravity sanitary sewer (First Creek Interceptor) and is anticipated to start construction in 2023. The new interceptor would provide gravity sewer for this development.
Response: Noted, this level of information will be included with the second MP submittal.
- Water quality and detention are required for this development.
Response: Noted, these are shown on the MP maps.
- A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.
Response: Noted, thank you.

Utility Services Available:

- Water service may be provided from: Future 60" water line in Gun Club Road, and existing 12" water main in E. 10th Avenue. (Zone 3 – 5720')
Response: Noted, thank you.
- Sanitary sewer service may be provided from: Future First Creek interceptor. Extension of main to the Prologis lift station (North of I-70).
Response: Noted, thank you.
- Project is located on the following Map Pages: O5 & O6.
Response: Noted, thank you.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains

- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- Grease Interceptors are required for commercial kitchens
- Sand/Oil Interceptors are required for vehicle maintenance facilities
- All utility connections in the arterial roadway are required to be bores.

Response: Noted, this will be provided with future Site Plan applications.

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Response: Noted, thank you.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

Response: Noted, thank you.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan and Subdivision Plat for review and comment.

Key Issues:

- A Traffic Impact Study (Regional) or Master Traffic Impact Study will be required for this development. See below for additional information. Current horizon year is 2040.
Response: Noted, a traffic impact study is included with this submittal.
- Traffic Signal Escrow will apply to this development. The Master Traffic Impact Study will include analysis where future Traffic Signals will be located.
Response: Noted, thank you.
- City of Aurora minimum Traffic Signal spacing is 660' but may need to be extended based on queuing analysis at intersections. Minimum access spacing along arterials are 300'.
Response: Noted, thank you. We have worked closely with the City regarding proposed alignment and access points within the MP.
- Design appropriate pedestrian crossings and review the Traffic Calming section in the Traffic Impact Study when the trail system and roadway cross section are detailed.
Response: Noted, this level of information will be included with the second MP submittal.
- Roadway alignments have been considered in this area and do not match what has been proposed in the pre-app submissions. Close coordination with CDOT, E-470, and the City will be required for roadway layout, classifications and laneage.
 - The City envisions Gun Clun Rd turning east into a 2-3 lane local or collector roadway vs providing a bridge over I-70.

Response: Noted, thank you. We have worked closely with the City regarding proposed alignment and access points within the MP.

- Colfax Ave is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es). **This letter must be received 10 days prior to the Planning Commission hearing.**
Response: Noted, thank you. We have been working closely with CDOT regarding Colfax alignment.

- Show all adjacent and opposing access points on the Site Plan.
Response: Noted, this will be a future Site Plan item.

- Label the access movements on the Site Plan.
Response: Noted, this will be a future Site Plan item.

- Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
Response: Noted, thank you.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: Noted, this will be a future Site Plan item.

- The following is applicable to all collector streets. Homes and drives are allowed to front this street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, this will be a future Site Plan item.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, thank you.

ROW/Plat:

- Designate a Public Access Easement along private roadways.

Response: M Noted, this will be a future Site Plan item.

- A traffic signal easement shall be required at the future signalized intersections to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: Noted, this will be a future Site Plan item.

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note on the Site Plans: Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCH) and City Standards and shown on the signing and striping plan for the development.
Response: Noted, this will be a future Site Plan item.

- Show the installation, by developer, “Right Turn Only”/” Do Not Enter” signs at appropriate location(s). Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.
Response: Noted, this will be a future Site Plan item.

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment.
Response: Noted, this will be a future Site Plan item.

- Multiple intersection locations are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of __25/50/100% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
Response: Noted, this will be a future Site Plan item.

- A Master Traffic Impact Study will be required for this site which will include addressing the following specific items (ensure MTIS is in compliance with NEATS update):
 1. Existing, buildout and 2040 average daily traffic counts.
 2. Include detailed analysis of:
 - a. All site access points
 - b. Intersection of realigned Colfax Ave & Gun Club Rd
 - c. Interior intersections
 - d. Intersections from I-70 to 6th Ave & from E-470 to Harvest Rd
 3. Figure with ADT, roadway classifications & number of lanes
 4. Signal Warrant Analyses of all intersections where ADT of at least one roadway is over 4,000– Warrant 2 all to be included
 5. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
 6. Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced

Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: Noted, this will be a future Site Plan item.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.

Response: Noted, thank you.

- Based on review of the Traffic Impact Study, additional improvements may be required.

Response: Noted, thank you.

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- A Public Improvement Plan (PIP) shall be submitted with the master plan, The PIP describes what public improvements are required for each planning area to develop, independently of the development of other planning areas. A draft PIP outline can be provided upon request. The PIP shall also identify offsite improvements required with the development.

Response: Noted, the PIP will be included with the second submittal.

- As each site plan (or preliminary plat) are submitted, public improvements shall be completed in conformance with the approved PIP.

Response: Noted, thank you.

- A master drainage study shall be submitted with the master plan. The master drainage study shall address detention and water quality for the development as well as address the improvements to First Creek and the floodplain on site.

Response: Noted, the MDR will be included with the second submittal.

- A preliminary drainage report shall be submitted with each site plan. Detention and water quality shall be provided in conformance with the master drainage study.

Response: Noted, thank you.

The following information is provided for the site plan submittals.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.

Response: Noted, thank you.

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

Response: Noted, thank you.

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

Response: Noted, thank you.

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: Noted, thank you.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Noted, thank you.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Noted, thank you.

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted, thank you.

- Homes and drives are allowed to front a collector street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, thank you.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, thank you.

- If gates are incorporated into the design of the development they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: Noted, thank you.

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

Response: Noted, thank you.

ROW/Easements/Plat:

- ROW dedication is required for public streets. This site must dedicate half/all of the designated ROW width as identified in the PIP.

Response: Noted, thank you.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

Response: Noted, thank you.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: Noted, thank you.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. Full spectrum detention is required for sites greater than five acres.

Response: Noted, thank you.

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

Response: Noted, thank you.

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

Response: Noted, thank you.

- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.
Response: Noted, thank you.
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
Response: Noted, thank you.
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
Response: Noted, thank you.
- From the Floodplain Administrator regarding this development:
The proposed development is partially located in the 1% annual chance (100-year) floodplain for First Creek, and the proposed hospital is classified as a “critical facility” as defined in Aurora’s floodplain ordinance (Chapter 70 of City Code) and Colorado Water Conservation Board (CWCB) Rules and Regulations for Regulatory Floodplains in Colorado, Rule 6. As such, further regulatory requirements apply, key points of which are summarized below:
 - All buildings must be located outside the 1% annual chance floodplain.
 - The lowest level of any building, including basement or crawl space, along with electrical, HVAC and other attendant utilities must be at least 2 feet above the highest Base Flood Elevation (BFE) affecting the building.
 - The facility must have continuous non-inundated access during the 100-year flood event. This requirement applies to both roads and driveways on the site, and public roadways used to access the site, and assumes concurrent flooding on multiple streams.

Based on these considerations, Public Works strongly recommends reconfiguring the site such that the hospital is located outside of the existing 1% annual chance floodplain.

Response: Noted, thank you.

If the proposed grading encroaches into the floodway, then a Conditional Letter of Map Revision (CLOMR) must be issued by the Federal Emergency Management Agency (FEMA) prior to the start of construction. Encroachment into the floodplain fringe will require hydraulic analysis to determine the impact on 1% annual chance water-surface elevations, and may require a CLOMR, based on the analysis provided, at the discretion of the City Engineer.

Response: Noted, thank you.

Any encroachment into the floodplain for the purpose of removing land from the 1% annual chance floodplain must consider not only the hydraulic impacts on the floodplain, but also the aesthetic, recreational, ecological and maintenance functions of the stream corridor. As such, plans should be coordinated with the multiple City departments (including Aurora Water, Public Works and PROS) and the Mile-High Flood District (MHFD) prior to formal plan submittals.

Response: Noted, thank you.

Fire/Life Safety Comments- Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2017 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

Response: Noted, thank you.

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road.

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150' of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.

Response: Noted, thank you.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Response: Noted, thank you.

Adopted codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Alternative Fire Lane Surfacing Material
- Alternative Fire Lane Surface Signs
- Combined Fire Lane and Pedestrian Sidewalks
- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
 - The developer of the site will be required to install fire lane signs in areas where the site abuts an existing fire lane easement that is currently without adequate signage.
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Noted, thank you.

Emergency Responder Radio Coverage:

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical

inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

- Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.
- An independent 3rd party special inspection will be needed to validate the installation of an emergency responder radio coverage system. This 3rd party must be completely independent from the installing contractor.

Response: Noted, thank you.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- Fire Lane Easement
 - o Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - o The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines.
- Fire Lane Corridor
- Emergency Access Easement
- Motor Courts and Looped Lanes – 146-1108
- Outdoor Storage Yards
- Urban Street Standards
 - The site reflects the use of urban street standards. To accommodate large emergency response vehicles, where structures are greater than 30' in height, a minimum of 26' of paved surface width can be required by means of driveways, “No On-Street Parking” areas or other equivalent design features.

Response: Noted, thank you.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants.
- Changes made to the site from the current proposal may require additional onsite hydrants once site plan is submitted.
- The site reflects the use of urban street standards. Placement of fire hydrants within urban streets designations should begin at intersections. Where fire hydrants are required along urban streets using on-street parking, a 20' minimum section in front of a fire hydrant must be visually designated as “No

On-Street Parking” or a landscape island bump-out could be used to place the fire hydrant a minimum of 3’-6” to a maximum 8’ from face of curb.

Response: Noted, thank you.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

General Comments

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.
- Commercial Cooking Equipment must utilize a Type I Hood will require a kitchen hood suppression system.
- Note: R-2 Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room. Remote Annunciators Alarm Panel for Multi-Family Complexes
- R-2 Apartments or Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room. Remote Annunciators Alarm Panel for Multi-Family Complexes

Response: Noted, thank you.

Gated Entry:

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora’s Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative).
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

Response: Noted, thank you.

Handicap Accessibility Requirements:

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1 and the 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing.

- Residential

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- Commercial

Response: Noted, thank you.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox boxes on the site plan amendment submitting to the Planning Department.

Response: Noted, thank you.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Noted, this will be a future Site Plan item.

Loading and Unloading Areas:

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

Response: Noted, this will be a future Site Plan item.

Motor Fuel Dispensing Sites:

Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages must reflect the specific elements within the site plan submittal.

- Show and label locations of underground fuel storage tanks with gallon size and type of fuel being stored.

Response: Noted, this will be a future Site Plan item.

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Response: Noted, this will be a future Site Plan item.

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Noted, this will be a future Site Plan item.

Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within an influence and NIBA noise mitigation area. Sec. 22-425
- (Site Plan Note) Alternative Fire Lane Surfacing Materials.
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Noted, this will be a future Site Plan item.

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Response: Noted, this will be a future Site Plan item.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.

Response: Noted, this will be a future Site Plan item.
- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structures may utilize a 200 foot reach criteria in place of the 150 foot standard requirement.

Response: Noted, this will be a future Site Plan item.

 - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.

- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac's
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
- Motor Courts - Where motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in Aurora Building and Zoning Code, Section 146-1108.
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Public Streets Constructed to the Urban Street Standards
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Noted, this will be a future Site Plan item.

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Response: Noted, this will be a future Site Plan item.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements and License Agreements that may be necessary for development of property.

Subdivision Plats:

- The property has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current Subdivision Plat Checklist. The review of the plat can run concurrently with your other Planning Dept. submittals.

Response: Noted, thank you.

- A pre-submittal meeting with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule

your appointment. The person preparing the plat and your project manager should attend and bring two sets of the plat.

Response: Noted, thank you.

Site Plans:

A site plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Site Plan Checklist.

Response: Noted, thank you.

Separate Documents:

- During the Pre-Application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions that may require a separate document. Following are the links to additional information if needed later in your formal review process:

- Dedications Packet
- Easement Release
- License Agreement Packet

Response: Noted, thank you.

- **Offsite easement dedications** may be required in order to make your project work. It's up to the developer to obtain these easements for the City, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedication Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Response: Noted, thank you.

- If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Response: Noted, thank you.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.) If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

Response: Noted, thank you.

- If street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303-739-7901 for additional details and contact information.

Response: Noted, thank you.