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January 18, 2022

Gretchen Awalt  
FDG Lona Associates, LLC  
240 Saint Paul Street, Ste 400  
Denver, CO 80206

**Re: Second Submission Review – Forum Vista Creek – Master Plan, Site Plan and Final Plat**  
Application Number: **DA-2248-01**  
Case Numbers: **2021-7009-00; 2021-4025-00; 2021-3051-00**

Dear Ms. Awalt:

Thank you for your second submission. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 4, 2022.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Diana Rael, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2200-2299\2248-01rev2



## Second Submission Review

- **An outstanding balance of \$3,334.00 is due for the public hearing portion of this application required for the adjustment requests. This balance must be paid prior to accepting a 3<sup>rd</sup> submission.**

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

- 1A. No additional comments were received from several outside agency groups nor from any adjacent property owners or registered neighborhood organizations.
- 1B. Please verify that E-470 Authority would support an adjustment request to remove the requirement for a sound attenuation wall adjacent to E-470. This would be provided with the adjustment request to the Planning Commissioners and used to further justify this request.

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

##### *Site Plan*

- 2A. Note: due to the adjustment request, a public hearing fee has been added to the development fee. See the note above.

##### *Sheet 2*

- 2B. Please correct the vicinity map to accurately show the property lines.

##### *Sheet 3*

- 2C. If there is a sound wall proposed anywhere on the Site Plan, please show the location and provide a detail.

##### *Sheet 11*

- 2D. All exterior amenities must be shown on a detail sheet. These amenities shall be consistent with the Urban Design Standards within the Master Plan.

##### *Architecture Standards*

- 2E. The Architecture Standards tab was uploaded as a duplicate of Tab 8 Land Use Map and Matrix. Please provide an updated Architecture Standards tab with your next submission.

##### *Landscape Standards*

- 2F. The Landscape Standards tab was uploaded as a duplicate of Tab 8 Land Use Map and Matrix. Please provide an updated Landscape Standards tab with your next submission.

#### **3. Zoning and Land Use Comments**

##### *Site Plan*

##### *Sheet 3*

- 3A. Include dimensions for separation of buildings. The maximum is 180' along arterials and 45' along the main street.

#### **4. Streets and Pedestrian Issues**

##### *Site Plan*

##### *Sheet 3*

- 4A. Ensure that the walk aligns with the development to the south. It appears to run into angled parking.

#### **5. Parking Issues**

##### *Site Plan*

##### *Sheet 1*

- 5A. Bicycle parking is required for multifamily developments at 5% of the required parking ( $385 * 0.05 = 19.25$ ). Please indicate 19 required bicycle spaces and provide an additional 11 spaces. Update site plan sheets accordingly.
- 5B. Change to the required parking to 385 spaces (1 space per unit [321] + 1 guest space per 5 required spaces [64])



*Sheet 3*

- 5C. Bicycle racks should also be shown on this sheet.

*Sheet 10*

- 5D. Additional bike racks are required. Include additional spaces near the clubhouse or at either end of the pedestrian main street. Generally, these spaces should be dispersed throughout the development and be accessible to each building, but also adjacent to the walkable main street and focal point.
- 5E. Bike racks shown on the landscaping sheets need to be labeled or included in the legend.

## **6. Architectural and Urban Design Issues**

### *Site Plan*

*Sheet 13*

- 6A. Only include "Signage" on all sign areas on all elevations.
- 6B. If the doors are an entrance to the clubhouse (and not just a service entrance, maintenance entrance, etc.) consider adding an overhang over the doors to enhance a pedestrian entrance to the focal point.
- 6C. Remove "Potential" next to the signage. The signage location must be shown on these elevations; however, it may be changed in the future after the plan is recorded if the location does change.
- 6D. In all locations throughout the elevations, label the overhang and the materials used for the overhang.
- 6E. NOTE: the note indicating that the elevations are mirrored is okay; however, please be aware that if a future amendment is requested for one of the mirrored buildings and not for the mirror, then the amended elevation sheets will need to include material call outs and dimensions.

*Sheet 19*

- 6F. Call out the materials on the carports.

### *Architecture Standards*

- 6G. Architecture Standards were not provided with this review.

### *Sound Attenuation Wall Exhibit*

- 6H. Does this exhibit only show where the wall would be placed if an adjustment request was not granted? The exhibit and this request seem to be contradictory, please clarify the note under the adjustments section on the Site Plan.

## **7. Open Space Issues**

- 7A. Open space issues have been resolved.

## **8. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

### *Site Plan Comments*

*Sheet 6*

- 8A. Please clarify the highlighted City of Aurora Notes per the redlines.
- 8B. The Notes box is the wrong notes for this development application.

*Sheet 8*

- 8C. Where is the masonry wall and retaining wall located on the plan? Are there retaining walls or a 6' high masonry wall?

*Sheet 9*

- 8D. A complete and final review/approval of the landscape plan will not be completed without Tab 11 Landscape Standards being reviewed and approved. The tab that was uploaded with this submittal is a duplicate of Tab 8 Land Use Standards. Also, Tab 12 (Architecture) is a duplicate of Tab 8.
- 8E. The highlighted plant is not in the plant schedule.
- 8F. What does the hatch represent?
- 8G. Darken the parking spaces.
- 8H. Add the street name.
- 8I. Is there a fence with columns?
- 8J. Is there a retaining wall or a 6' tall masonry wall on site?
- 8K. The Master Plan, Urban Design Standards indicate that enhanced paving will be provided and there does not appear to be any shown. Because the leasing center/clubhouse is supposed to be the focal



point, enhanced paving should be part of that. Please see the paving standards cropped from the Urban Design Standards on this sheet.

*Sheet 10*

- 8L. Add the street name.
- 8M. Please clarify if the area on the redlines is underground detention.
- 8N. Text mask and include the other half of the dimension.
- 8O. Is there a fence with columns?

*Sheet 12*

- 8P. Provide a specific model and image/detail for the benches, pedestrian lighting and trash receptacles to comply with the description that is given in the Urban Design Standards tab. The benches are supposed to be accoutrements and are supposed to be colorful.
- 8Q. Where is the detail for the enhanced paving?

**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 1*

- 10A. Add the notes per the redlines on this sheet.
- 10B. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.

*Sheet 3*

- 10C. Repeated comment: Show and label the street lights on 6<sup>th</sup> Ave and Gun Club Rd. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis provided in the street lighting plan submitted with the civil plans.
- 10D. Add a receiving ramp in the locations shown.
- 10E. Turnaround is required for 6<sup>th</sup> Avenue.
- 10F. Address transitions from the proposed Gun Club improvements to the existing pavement.
- 10G. Label drainage easements for underground detention facilities. Additionally, show and label access easements from the drainage easement to the public ROW.

*Sheet 4*

- 10H. Indicate easements on the private street section.
- 10I. 0.5' is required between the back of walk and the ROW. Please refer to Standard Detail S1.5.
- 10J. Th Gun Club Rd cross section should be a max 2% cross slope and not nearly 4%.
- 10K. The max slope is 4% for fire lanes.
- 10L. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 10M. The maximum slope on site is 3:1, typical.
- 10N. If the slopes will not be labeled on the Site Plan, add a note to indicate the minimum slopes required away from the building.
- 10O. The minimum slope require for swales is 2% or provide a cross pan.

*Sheet 21*

- 10P. Label the proposed street lights on 6<sup>th</sup> Avenue and Gun Club Rd per the COA nomenclature based on street classification.

*Sheet 23*

- 10Q. Indicate street light fixtures per the required street classification.



*Final Plat Comments*

10R. Why are the proposed easements shown on the Site Plan not dedicated by plat?

**11. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

11A. Please contact Traffic Engineering directly to obtain 2<sup>nd</sup> review comments.

**12. Fire / Life Safety** (Reviewer Name / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 1*

- 12A. Show the accessible parking spaces for garage and carport.
- 12B. Provide the building height for each building.
- 12C. Please complete the implementation plan table (please see the associated redline comment on this sheet). Summarize the accessible unit type, point values and exceptions.

*Sheet 3*

- 12D. Update the fire lane signs.
- 12E. Provide a concrete walking surface to and in front of the FDC at the locations shown.
- 12F. Provide fire lane sign locations. Please see the Fire Lane notes for spacing.
- 12G. The fire lane sign must read: Fire Lane Dead Ends in ("X" Distance – please see all redline comments) With Turnaround.
- 12H. Remove the hydrant per the redlines, typical on all sheets.
- 12I. Label accessible parking signage, typical.
- 12J. Please relocate the FDC to the location shown on the redlines.
- 12K. Provide spot elevations to verify the maximum 2% grade in accessible parking space and aisle, typical.
- 12L. Provide a mountable curb for the median and a note stating that it will support the imposed loads of the fire apparatus up to 85,000 pounds. This note must also be shown on the Civil Plans.

*Sheet 8*

- 12M. Please show the fire hydrant locations on the landscaping plans.

*Sheet 17*

- 12N. Building D please show the location of the FDC, Knox Boxes & Riser Room Door on Elevation Sheets.
  - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
  - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
  - Identify the Riser Room Door and label: Rise Room Door.

**13. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 5*

- 13A. Is the area called out on this sheet an access easement? Please label.
- 13B. Please revise the area shown on the redlines to Drainage Easement as this is private underground detention, typical
- 13C. The Master Utility Study (MUS) needs to be approved prior to this Site Plan being approved as this site is included in the Lamar Landing MUS.
- 13D. The unit count exceeds that which is shown in the Lamar Landing MUS. This plan needs to show a unit count that matches or is less than what is shown in the proposed MUS.

**14. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

*Site Plan Comments*

*Sheet 3*

- 14A. A sidewalk connection is needed. Please see the redlines for details.

*Sheet 11*

- 14B. Although the narrative accompanying the resubmittal states that the SUP complies with the minimum size of 10,000 square feet and the SUP setback requirement, more information is needed to verify. Modify the graphic to show the planned footprint of the adjacent buildings (at ground level) as well as the perimeter of the SUP following the 10' setback rule. Also include a note on this sheet which presents the total square feet receiving land dedication credit based on the SUP area boundary.
- 14C. Pedestrian scale lighting should be provided with the SUP.
- 14D. Ensure grades from the edge of the walkway to the game court as well as the perimeter of the game court itself won't preclude access for people with disabilities.
- 14E. Expand the specialty paving.
- 14F. The space shown on the redlines might be better utilized by installing a play sculpture or public art.
- 14G. Add benches per the locations shown.
- 14H. Add additional specialty paving with tree openings.
- 14I. Widen and provide a curvilinear bend rather than a sharp turn.
- 14J. Add additional seating, benches, and bicycle racks per the redlines.
- 14K. Some tables and seating in the SUP should be specifically designed to accommodate people with disabilities.

*Land Use Map and Matrix Comments*

- 14L. Replace the highlighted area with PA-2.
- 14M. Update line 2 elsewhere as appropriate.
- 14N. Replace the highlighted text with 0.23.
- 14O. Revise the highlighted area to 2.41.
- 14P. Revise the highlighted area to 0.88.
- 14Q. Revise the highlighted area to 6.26.

*Open Space and Circulation Plan*

- 14R. The provision of only 5' wide sidewalks seems inadequate to accommodate north/south bicycle and pedestrian mobility through the site. There should be one well-defined route that is wider for this purpose, which also relates to adjoining development plans.
- 14S. The planning area label should be moved so that it does not obscure the line indicating pedestrian connection.
- 14T. Add a table which presents the unit counts, projected population, and land dedication acreages, both required and provided.
- 14U. Update the description based on any site design revision to reflect PROS' Site Plan comments as necessary.
- 14V. Add a line with a space for signature/approval by the Director of Parks, Recreation & Open Space and another for the date.

**15. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)*Final Plat Comments*

- 15A. Please see the requested documents, comments, edits and corrections as noted on the redlined Plat.
- 15B. The site plan states that the easements will be dedicated by plat, but there are no easements shown on the plat. If the easements are going to be dedicated by separate document, then contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start. However, the plat easement dedications will not take any additional time, which could be a factor down the road. Send in the items needed as indicated on the first page of the plat.