



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

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November 13, 2019

Mike Gerber
MGL Partners
1936 W 33rd Ave
Denver, CO 80211

Re: Second Submission Review – Edgepoint Apartments Phase 3 – Site Plan & Plat
Application Number: **DA-1799-05**
Case Number(s): **2019-3043-00**

Dear Mr. Gerber:

Thank you for your second submission. As with our first review, we have made redline comments on your plan sets and summarized or elaborated on those comments in this letter. Due to the number and content of the issues which still remain, you will need to make another submission prior to a Planning Commission hearing. Please revise your previous work and send us a new submission on or before Friday, December 13, 2019.

As with the first submittal, please include a cover letter specifically responding to each item in this letter when you resubmit. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date will be provided with your third review letter. As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Harsh Parikh – Parikh Stevens Architecture
Robert Palmer – Strategic Land Solutions Inc.
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1799-05rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments.
- Revise plans to include dimensions for all requested site elements.
- All comments remaining from the first review have been marked in bold font.
- Address all text/feature conflicts wherever possible (see Item 2)
- Revise comments regarding parking waivers (see Item 5)
- Label all slopes and provide flow arrows (see Item 8)
- Update pedestrian crossing on 13th Ave in accordance with the Traffic Impact Study (see Item 9)
- Storm Drain Development Fees are required prior to approval of the plans (see Item 17)
- Review and address all redline comments from Real Property on the formatting of the Plat.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were also received from two outside agencies, one whose comments were not addressed in the first review. Please review the attached letters.

2. Completeness and Clarity of the Application

2A. There are many text/feature conflicts throughout the plan set, please fix these to the greatest extent possible. Providing symbols in the legend where possible may reduce the need for labels, thereby cleaning up the plans. For example, a symbol for street lights could be used to remove labels.

2B. Revise all detail labels for accuracy. For instance, looking at sheet 11 detail 4 is a fence not the trash enclosure. Fix this throughout.

3. Zoning and Land Use Comments

3A. **Label widths of internal roadways, drive aisles, and public right of ways, sidewalk and tree lawn dimensions, and any other dimensions requested. Typical throughout.**

4. Streets and Pedestrian Issues

4A. **Will the new bus stop be provided by the applicant or RTD? Please clarify. A site detail of any bus shelter proposed should be provided on the plans.**

4B. Please note that 13th Avenue is identified in the Bike/Ped Master Plan as a Bicycle Boulevard. Next year, transportation planning will undertake a study to identify improvements for multimodal travel along 13th Avenue. That study will identify specific, implementable projects. As such, the design for the curb and roadway elements on 13th should be done with an idea that bike lanes, separated bike lanes, or other traffic calming treatments may be installed on 13th Avenue in the relatively near future. These elements may impact on-street parking, turning lanes, lane striping, and intersections

5. Parking Issues

5A. A waiver for parking is no longer needed. The previous code section from which you were requesting a waiver is no longer a legally effective ordinance, and therefore cannot be waived. Under new zoning regulations of the UDO parking for multi-family residential projects is required at a rate of 1 space per unit, regardless of bedroom count. This puts your total required spaces at 340 plus required ADA spaces. Your proposed provision of 471 spaces meets this code requirement.



5B. An adjustment of Code Section 146-4.6.5.A.4.b will still be necessary for this proposal. Code requires that 40 percent of all required resident parking be in a garage or carport and that at least 50 percent of those garages or carports be attached to the primary structure. Currently you are proposing 127 enclosed and attached spaces, which is short of the code required 136. These additional 9 spaces must either be incorporated into garages or carports, or an adjustment must be requested and justified.

5C. Update the Data Block so that required parking spaces reference the UDO. 1 space per unit, plus required ADA compliant spaces.

5D. I don't see the symbol for bike racks shown anywhere on the plans. Please indicate locations of bike racks.

6. Architectural and Urban Design Issues

6A. The comment response letter states that benches were to be proposed on the internal street, but they are not appearing on the plan. Please provide a symbol and detail.

6B. Elevation details for programming elements proposed in the amenity spaces and throughout the plans should be shown in the plan set. I.e. play equipment, benches, etc.

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

7A. Sheet 13 North Landscape Plan

- Turn the accessibility route information off.
- According to Public Works, sidewalks should be a minimum of 5.5' wide for local streets.
- Parking is not permitted within buffers. Please ask for a waiver from the non-street perimeter buffer requirement. Update the letter of introduction to include the waiver request. Explain the reason for the waiver request and any mitigating measures being taken to offset the waiver.
- While it is commendable to want to provide landscape in the parking lot island, it is too narrow and car overhang will destroy the grasses. Just provide rock mulch.

7B. Sheet 14 South Landscape Plan

- What is the rectangle that parallels the western property line?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green) **Sheet 2 Cover Sheet**

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

8B. Add the following note:

“In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer”

Sheet 3

8C. Labels and dimensions are required for all sidewalks, drive aisles, parking spaces, stop signs, curb return radii, curb ramps, cross pans, and all other site elements as requested. Please review redline comments and provide dimensions for all specifically indicated areas. Typical throughout.

8D. Street and pedestrian lights in public right of way will be owned and maintained by the City of Aurora.

8E. Sidewalks on local streets must all be a minimum of 5.5 feet wide.

8F. With no intersection control, provide a directional ramp only across access, not 13th Avenue. A curb ramp will be required across Peoria at the Peoria and 13th intersection.

Sheet 18

8G. There is no traffic control at the indicated area to allow the pedestrian crossing across 13th Avenue. A curb ramp crossing Peoria at the Peoria/13th Avenue intersection is needed.

8H. **For pond: Show/label 100-year water surface elevation, label slope, show/label pond maintenance access to the bottom of the pond and the top of the outlet structure, indicate direction of emergency overflow.** Pond maintenance access needs to come from interior to the site, not from the adjacent ROW.

8I. Walls greater than 30 inches in height require a pedestrian railing or barrier along the top.

8J. **Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical for all grading and utility plan sheets.**

8K. **Review all minimum and maximum slopes. Please either label the slopes away from the building or add a note indicating these minimum requirements. Typical throughout.**

Sheet 19

8L. **The drainage easement needs to connect to public right of way for maintenance access.**

Sheet 22

8M. Label proposed street light. Add a note indicating that the street light locations are conceptual. Final street light locations will be determined by the lighting plan submitted with the civil plans.

Sheet 26

8N. Add a note indicating that the street light locations are conceptual. Final street light locations will be determined by the lighting plan submitted with the civil plans.

8O. 13th Avenue is a local roadway not a collector.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)Sheet 1

9A. **Add the following note:**

“(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 13th Ave and Peoria St, 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.”

Sheet 3

9B. Stop signs to be located on the interior side of the sidewalk. Typical throughout, address where necessary.

9C. Per the TIS, add appropriate pedestrian crossing signage, RRFB, ramp work on the north side of 13th Ave, etc. (see the figure in TIS).

Sheet 4

9D. Signs are needed to indicate the Fire Lane, no public access.

Traffic Impact Study

9E. Please note the Traffic Impact Study has been approved. No further submittals of the Traffic Impact Study are needed.

10. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)10A. Sheet 3

- Please identify the location of the fire riser room.
- Show the accessible route from the accessible parking to the building. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.



- Please provide a Knox Box at the exterior fire riser room door. TYP of fire riser rooms.
 - Please relabel water entry as "fire riser room"
 - Provide a 3' paved path to the exterior Fire Riser Room doors and FDCs.
 - **Please show the accessible garages. TYP of site, photometric, and grading sheets.**
 - Relabel the FDC as "FDC w/ approved Knox Hardware". All FDCs are required to have Knox Hardware (Caps or Plugs).
 - Include the width of the fire lane with the label.
- 10B. Sheet 4
- Provide a detail for the 23' swinging gate.
 - Minimum width of the fire lane is 23'. Provide the width of the fire lane within the label.
- 10C. Sheet 5
- See sheet 3 Knox Box comments and add additional locations.
- 10D. Sheet 11
- Provide a detail for the 23' swinging gate.
 - 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. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
 - Please revise the label to reflect 23' sliding gate label shown on the site sheets.
- 10E. Sheet 12
- Provide a 3' paved path to the exterior Fire Riser Room doors and FDCs.
- 10F. Sheet 18
- Please apply this symbol to accessible parking stalls and accessible parking garages.
- 10G. Sheet 26
- See accessible comments on sheet 3.
- 10H. Plat
- Fire lanes are a minimum of 23' in width. Please revise to 23'.
 - The minimum inside turning radius is 29'.

11. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)
Sheet 3

11A. Please add streets on the key map for reference.

Sheet 22

11B. Pre-design potholing of existing utilities is required for all civil plans.

11C. Fixture unit tables are required on the civil plans to determine the size of the water meter for each building.

11D. Access to the outlet structure must be above the 100-year surface water elevation.

11E. Label all onsite storm water lines and detention pond as private.

Sheet 23

11F. Move the sanitary service line so that it doesn't have to cross the hydrant lateral and water main.

11G. Pocket easement is required for all water meters. Pocket easements are to be located outside of the utility easement for the water main. Private fire line must be located outside of the pocket easement. Dimension and label all pocket easements.

11H. Use two 45-degree bends, not 90 degree.

11I. Provide dimensions for the size of this easement.

11J. Gate valves are needed to isolate fire hydrants from the fire lines.

Sheet 25

11K. Make sure the 4-inch bypass lines and valves will fit within the water meter pit easement.

11L. Isolation valves needed between all hydrants and private fire lines. Clean up the text.



12. Parks, Recreation, and Open Space (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)

Prior to plat recordation, applicant shall pay cash in lieu of park land dedication. PROS will invoice the applicant accordingly.

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

Site Plan Set

13A. License Agreements are needed for all gates or fences which encroach into any easements.

13B. Add the right of way width for all streets.

Plat

13C. Change Chapter 147 to 146 in the Covenants.

13D. Delete the Public Works Director signature line and change City Attorney to City Engineer.

13E. Update the Title Commitment to be within 120 days of the plat approval date.

14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Storm Drain Development Fees due 11.35/acre x \$1,242.00/acre= \$14,096.70

Make checks payable to "City of Aurora"

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

15A. Please see attached comment letter.

16. Tri-County Health Department (Kathy Boyer / 720-200-1575 / kboyer@tchd.org)

16A. Please see attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 4, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Christopher Johnson

**Re: Edgepoint Apartments Phase 3 – Nebo Villas Subdivision F2 - 2nd referral
Case # DA-1799-06**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response for the above captioned project and has no further concerns than what has already been expressed.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



November 4, 2019

Christopher Johnson
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Edgepoint Apartments Phase 3, DA-1799-05
TCHD Case No. 5929

Dear Mr. Johnson,

Thank you for the opportunity to review and comment on the resubmittal of a site plan and plat for a multi-family urban in-fill development located at the southwest corner of Peoria Street and 13th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application and, in a letter dated August 26, 2019, responded with the comments included below. TCHD has no further comments.

Historic Landfill

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AR-038. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Recreational Health

Swimming pools, interactive water fountains, splash pads, and other aquatic venues are

environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. Although the proposed pool, for the use of apartment residents does not meet the definition of a public pool or semi-public pool, and does not require a plan review and operation approval from TCHD, it is recommended that the facility and associated appurtenances be designed and operated to meet all applicable sections of the 5 CCR 1003-5, Swimming Pools and Mineral Baths regulation. The Regulations can be found at [https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&ruleId=2394&deptID=16&agencyID=137&deptName=Department of Public Health and Environment&agencyName=Water Quality Control Commission \(1003 Series\)&seriesNum=5 CCR 1003-5](https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&ruleId=2394&deptID=16&agencyID=137&deptName=Department of Public Health and Environment&agencyName=Water Quality Control Commission (1003 Series)&seriesNum=5 CCR 1003-5).

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD supports projects that include an attainable housing component.

Community Amenities to Support Physical Activity

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD supports community designs and amenities that encourage people to be active.

Playgrounds:

Active play is a critical component for encouraging physical activity in children. TCHD commends the applicant in providing a playground in the development.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. TCHD commends the applicant for providing sidewalk connections from the development to the sidewalks on Peoria Street and 11th Avenue, which will facilitate walking to the bus stops on both streets.

Sun Safety for Outdoor Common and Gathering Areas

Skin cancer is the most common cancer in the United States. Colorado has the 5th highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas

Edgepoint Apartments Phase 3
November 4, 2019
Page 3 of 4

through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for people to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends the applicant provide shade in the playground and pool areas.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Warren Brown, TCHD

**HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION
ON OR NEAR FORMER LANDFILLS**

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.