

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



September 27, 2022

Halie McCarter  
14<sup>th</sup> and Ursula LLC  
460 Virginia Avenue  
Indianapolis, IN 46203

**Re: Second Submission Review:** 14<sup>th</sup> and Ursula Mixed-Use at Fitzsimons Village - Site Plan  
**Application Number:** DA-1279-53  
**Case Numbers:** 2022-4021-00

Dear Ms. McCarter:

Thank you for your second submission, which we started to recently process. 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 Friday, October 14, 2022.

Note that all our comments are numbered. When you resubmit, include a *comment response letter* specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date will be determined based on the next resubmittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Ryan McBreen – Norris Design 1101 Bannock St Denver CO 80204  
Scott Campbell - Neighborhood Services  
Cesarina Dancy - ODA  
Filed: K:\SDA\1279-53rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See various Planning comments (see Item 2)
- Adjustments (see Item 4) See attachment.
- See Engineering comments regarding drainage, labeling and street lights. (see Item 9)
- Contact Traffic Engineering directly for redlines/comments. (see Item 10)
- See the numerous Life Safety comments and redlines. (see Item 11)
- Review Aurora Water comment redlines regarding meters and fire suppression. (see Item 13)
- See comments from Real Property regarding encroachments and easements. (see Item 14)
- See comments from Xcel Energy. (see Item 15)
- See comments from CDOT **(REPEAT COMMENT)** (see Item 16)
- Respond to all other comments on the site plan and drawings.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Registered neighborhood organizations and adjacent property owners were notified of the Site Plan application. No comments were received.
- 1B. Outside referral agency comments were received and are included at the end of this letter.

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

- 2A. A revised TIS was not resubmitted and SP comments from Traffic were not addressed. See Item 11A.
- 2B. **(REPEAT COMMENT)** Amend the data block per redline comments. Include the on-site open space calculation and percentage for the overall site. A minimum of 20% is required. Balconies and rooftop “outdoor spaces” may count toward the requirement as well as common gathering areas such as plazas and courtyards. Useable green spaces, outdoor swimming pools, and dog parks also count toward the requirement.
- 2D. Please add the number of proposed “compact” parking spaces to the data table. Compact stalls or spaces are not permitted in the UDO and will likely require an adjustment.
- 2E. Revise the Letter of Introduction Adjustment section to include only the UDO code section for Building Length and the request, and the UDO section pertaining to parking space stall dimensions and how many compact spaces are requested. Do not reference the street cross-section modification as this is being addressed through the Minor Amendment process.
- 2F. Site Plan Sheet 3 - Focus on the subject area. Do not show as much of the surrounding area/development and eliminate the contour lines. Include the urban hardscape, paving types, reference to landscape beds, ADA ramps, bike racks, stop signs, street furniture, access, turning movements, and other items. See the attached example for guidance and replace Sheet 3 in your resubmittal.

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

- 3A. Please add a linear building length dimension to the Site Plan sheet.
- 3B. Scott Bauman, COA Parking Mobility Management provided the following comments: The use and reliance of on-street public parking for residential, tenant, or visitor parking should not be relied upon to meet, replace, or augment a building or facilities off-street parking supply requirements/needs as specified by zoning code. While public roadways may contain accessible on-street vehicle parking accommodations, this unstable public on-street parking supply should always be considered unpredictable in-availability, unreliable in-use, and feasibly unsustainable for long-term access as on-street parking resources may be modified, restricted, or entirely eliminated at any time, at the city’s sole discretion.



#### **4. Adjustments**

- 4A. Staff is continuing to assess the adjustment request, specifically, Building Length - *Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street and result in no single portion of horizontal façade greater than 150 feet without an entry. The maximum building length of any multifamily or mixed-use building shall be a 600 feet in Subareas A.*
- 4B. North and West Elevation – Please identify the location of the main pedestrian entrance or dwelling unit and dimension the distance from the end of the façade to the entry or entries. This will allow staff to determine if the building design meets the recently amended UDO regarding building length.
- 4C. Identify the number of proposed compact parking spaces and adjust the data table to reflect the compact parking space count in the overall count. Staff will determine the applicability of an adjustment.

#### **5. Parking**

- 5A. The proposal requires 296 spaces (MF units), 60 spaces (guest parking), and 25 spaces (retail), for a total of 381 parking spaces required to serve the development. Required accessible spaces are provided and are in your parking data. The *Shared Parking Reduction* multiplier reduces your parking to 318 spaces. Considering 47 on-street (non-garage) spaces that can count toward the required parking, the remaining parking to meet the reduced amount of 318 spaces is 271 spaces. The parking garage provides for 471 spaces, resulting in an excess of 200 spaces. The staff understands that the 200 excess are planned to be provided for use with the future office building planned to the north of this project. Staff recommends placing a note under the data table referencing that the excess spaces will be used by the future office building tenants per an executed Shared Parking agreement. Shared Parking for the future office building will be required to be approved as part of the future Office Building Site Plan.
- 5B. The “compact” parking space issue will be addressed in the resubmittal based on the information received with the resubmittal.

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

- 6A. No further comments.

#### **7. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. **(REPEAT COMMENT)** Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)
- 7B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

#### **8. Landscaping Issues** (Tammy Cook / [tcook@auroragov.org](mailto:tcook@auroragov.org) / Comments in bright teal)

- 8A. No further comments.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

9A. Cover sheet – The site plan will not be approved by Public Works until the preliminary drainage report/letter is approved.

9B. Sheet 3 – Don't need to show contours on the Site Plan.

9C. It's nearly impossible to see any detail at this scale, especially when printed. consider using 1"=20' scale like the landscape sheets. This acts more like an overall exhibit rather than a site plan. Same request for the grading plan.

9D. Label retaining wall. Indicate material and max height or height range. Railing is required on all walls over 30"

9E. Sheet 4 - The previous comment was to indicate required street lights, not pedestrian lights that are on the street. What is now being labeled as a street light is still a pedestrian light. Street lights are required on private streets.

9F. Indicate maximum height and provide additional wall elevations.

### **10. Traffic Engineering** ( Sylvia Lopo / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in orange)

10A. Previous comments were not addressed in the TIS and Site Plan. Comments and redlines were sent via email on 7/29 to Ryan McBreen and Halie McCarter. **Please upload the revised TIS in the next resubmittal and incorporate the Site Plan redline modifications into the revised Site Plan set and comment response letter.**

### **11. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) ) See blue comments

Site Plan Comments:

Sheet 1

- Second request: Show both van-accessible and accessible parking spaces within the data block.
- For every six of fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.
- Identify the "required" and "provided" Van Accessible and Accessible parking spaces.
- Make sure to delineate the location of said accessible spaces, which means that each parking facility shall have the required minimum amount of accessible and van accessible spaces (garage/on-site). See the example below.

Sheet 3

- Additional information is required for the proposed generator. Please keep in mind that chemical storage shall be protected in accordance with IFC, Chapter 50 Hazardous Materials, Chapter 57 Flammable and Combustible Liquids, and other applicable codes such as NFPA standards. Also, appropriate chemical signage will be required to be submitted to the sign package (hazard placards, NFPA 704).
- Outdoor Storage of flammable and combustible liquids in containers shall show compliance NFPA 30 Outdoor Storage requirements. Identify the liquid class, proposed max quantity, and separation distance from the property line, streets/public ways, and other liquid containers. NFPA 30
- Call out all fire-related and accessible signage.
- The cover sheet indicates on-street accessible parking. Show all required van accessible and accessible parking spaces to include accessible aisles that serve as the transition to the sidewalk.
- "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.
- "SIGNAGE AND STRIPING" package shall include the following:
  - Handicapped accessible parking signs, including post.
  - Handicap accessible curb ramp detail.
  - Plan view of detectable warning and well.
  - Side cross-section views of detectable warning, well, curb and gutter.
  - Front section views of detectable warning, well, curb and gutter.
  - Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter.



- Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb “roll-over” area.

Sheet 4

- All roadway and intersection changes and improvements must be approved by Engineering. Please verify that any proposed changes meet the COA Roadway minimum standards. If any deviations are proposed, the deviations shall be meet COA standards and provided in a detailed form.
- Typically, interior fire sprinkler systems have a single FDC. Does this FDC serve a separate fire sprinkler system? More information is required to outline how this project will be projected by NFPA 13 fire sprinkler systems.

Sheet 16

- Please confirm that Planning has approved the use of on-street parking to be used to meet the building code accessible parking requirements and the overall reduction of accessible parking spaces requirements.

Sheet 18

- Additional signage is required. See example. Also, call out the location of all signage. All fire lanes and accessible signage require a graphic tow-away sign. Please refer to other departments to determine specific requirements, such as Traffic.
- Provide a spot detail showing the Fire Riser Room exterior door and the FDC location to ensure there are no visual or physical obstructions blocking access to fire elements or hindering responses from first responders.
- Provide a scalable measure showing the height of this element.
- Additionally, provide a code analysis on how this site arrived at the indicated height.
- Please show the measurement from the highest occupied floor located above the lowest level of fire department vehicle access.

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

12A. No further comments.

**13. Aurora Water (Ninah Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)**

13A. Page 4 - According to AW records, there is a 30" proposed public storm sewer running north-south- refer to EDN 210069. Why is this being shown as proposed here on this plan?

13B. Note that a bypass line will be required for 4" water meters. Refer to Aurora Water standards. Detail will need to be included in the CPs.

13C. Note that no obstructions, shrubs, trees, roof overhangs, etc will be permitted to be within the pocket utility easement.

13D. Why not make this a 6" line vs. needing an increaser?

13E. This area is very cluttered. Is there a fire suppression line going through here? Show and label. An additional blow-up of this area may be needed.

13F. Clarify, is this water, sanitary, or storm?

13G. Clarify, is this meant to be a fire suppression line? If not, flows need to go through water meter.

13H. The retaining wall cannot reside near this 12" PVC.

**14. Real Property (Kalan Falbo / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

14A. Site Plan: See site plan for comments. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

14B. Contact Andy Niquette at [easementrelease@auroragov.org](mailto:easementrelease@auroragov.org) for easement release.



**15. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

15A. Organization: Xcel Energy/PSCo

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response for **14th and Ursula Mixed-Use at Fitzsimons Village** and reminds the property owner/developer/contractor to 1) complete the application process for any new natural gas or electric service or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and, 2) have the Designer contact a Right-of-Way and Permits Agent for additional easements that may need to be acquired by separate document for new facilities.

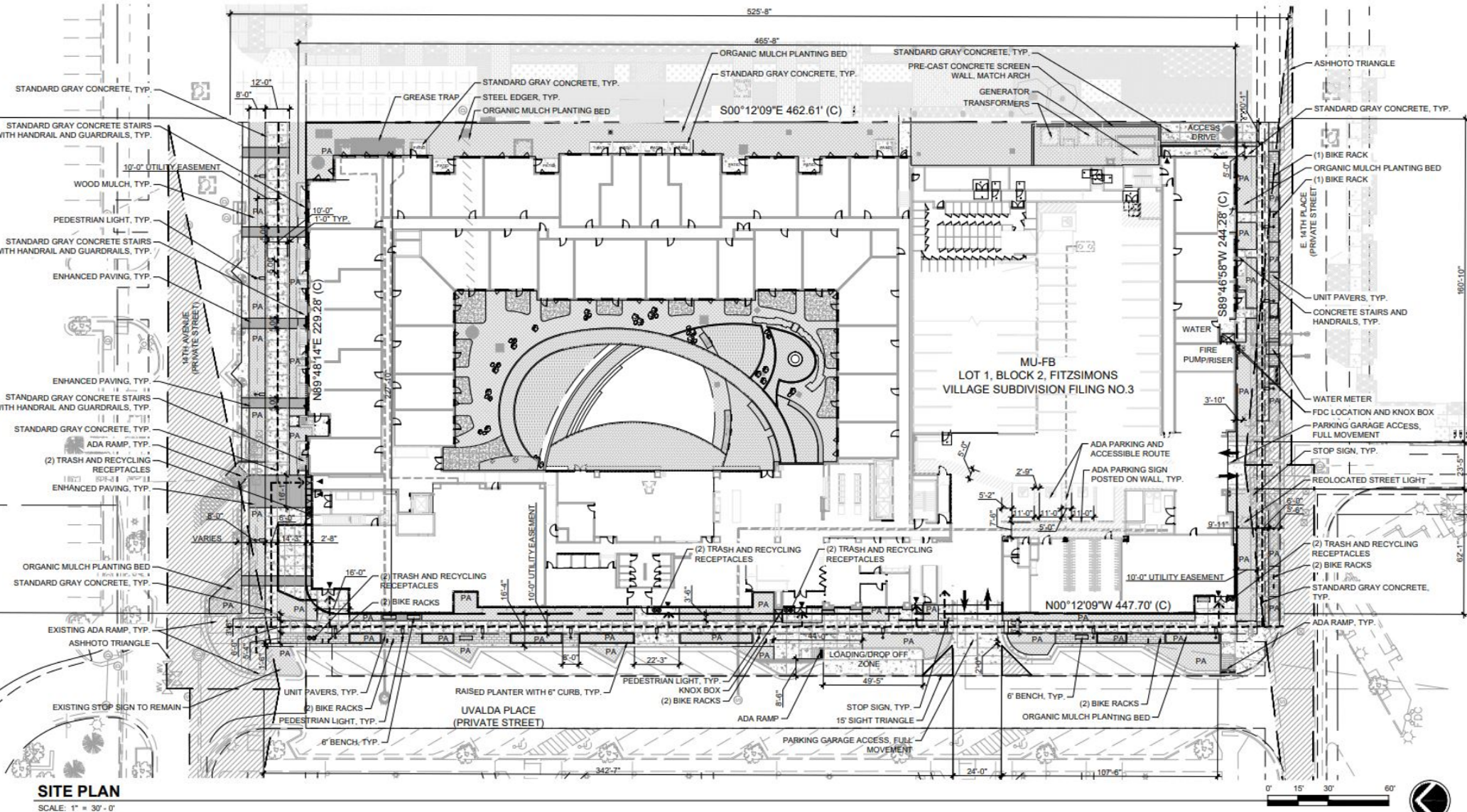
**16. Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) / 303.757.9891)

16A. The comment response stated that the comments from CDOT Traffic were noted. No other response was received.

Previous comments still apply.



# CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## LEGEND

	APPROXIMATE LIMITS OF WORK		ORGANIC MULCH PLANTING BED
	PROPERTY LINE		INTERIOR COURTYARD PLANTING BED: ORNAMENTAL GRASSES / PERENNIALS / GROUNDCOVERS
	STEEL EDGER, TYP.		CRUSHER FINES
	STANDARD GRAY CONCRETE		BUILDING ACCESS
	ENHANCED PAVING		6' BACKED BENCH WITH ARMS
	CONCRETE UNIT PAVERS		BIKE RACK
	CONCRETE UNIT PAVERS		TRASH RECEPTACLE

## PROS CASH-IN-LIEU (CIL) AND PARK DEVELOPEMNT FEES

REQUIRED LAND DEDICATION		LAND DEDICATION SATISFIED ON SITE		BALANCE SATISFIED BY CIL & PDF PAYMENTS	
NP AC.	CP AC.	NP AC.	CP AC.	NP AC.	CP AC.
0.55	0.37	0.52	0.00	0.03	0.37