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August 12, 2022

Bruce Odette  
Carpet Exchange  
2121 S Havana Street  
Aurora, CO 80012

**Re: Initial Submission Review – Carpet Exchange Redevelopment Plan - Redevelopment**  
Application Number: **DA-2323-00**  
Case Numbers: **2022 6035 00**

Dear Mr. Odette:

Thank you for your initial submission, which we started to process on Thursday, July 21, 2022. We have reviewed your plans 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, September 2, 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 changes to your documents other than those requested, be sure to list them in your letter.

Your estimated Administrative Decision date is tentatively set for Wednesday, September 21, 2022. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Dan Horvat Horvat Architects 3210 S Birch St Denver CO 80222  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\2323 00rev1.rtf



## *First Submission Review*

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

- There are concerns over ADA paths and parking. Update lighting and provide dimensional details for existing parking stalls (Fire and Life Safety and Public Works).
- The site plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- The north elevation change along Evans Avenue should bring the façade closer to compliance with requirements. Removing windows and features along Evans Avenue appears contrary to these expectations. It is not clear how a monument sign can be placed on this site. Please clarify.
- Please update the chain link fencing on the south end to compliant fencing material.
- Please include landscape enhancements on the expanded pedestrian area in front of the building.
- Explore opportunities to improve the public sidewalk along Evans Avenue.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No citizen comments were received during the first review. CDOT reviewed the application and comments are located at the end of this letter.

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

- 2A. Add an amendment block to the cover sheet. It should be about 2 to 3 inches.
- 2B. The vicinity map needs to be enlarged. Include the closest major arterial street intersection and surrounding local streets. We should be able to see the site more.
- 2C. Please take off the site utilization table and zoning comparison. They can be added to the introduction letter but not the cover sheet.
- 2D. On the cover sheet, delete the key plan, Landscape, Site Lighting, and Variance. Also, delete pages 5 of 6. We do not need to see the existing condition.

#### *Site Plan*

- 2E. The site plan does not have a readable scale and a north arrow needs to be placed on the sheet.
- 2F. Include abutting properties, zone district, and surrounding street names.
- 2G. Include a legend with the ADA route, property line, and hatches. The legend could also be utilized to call out street furnishing and lighting.
- 2H. Add the monument signage to the site plan. Add detail of both the wall and monument signage if new. Label the footprint, height, material, color, and lighting method. Include dimensions to the street flow line and the property line at the closest point. Staff needs to review to make sure the new signage fits within code standards and the Havana Overlay District. Given the limitations of this site, it is difficult to envision where a monument sign could be placed. With changes to site circulation, the expectation will be for these areas to be brought into further compliance.
- 2I. Delete the architectural details inside the building. There is no need to provide such information on the site plan set.
- 2J. Dimension the width of the parking stalls and sidewalk along Havana Street.

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

- 3A. The site plan is being reviewed as a Redevelopment Plan (146-5.4.3.3.e). An adaptive reuse standard encourages and facilitates the reuse of existing buildings. Redevelopment plans focus on ground floor design that supports a pedestrian-friendly environment, defines the main entrance, and provides visual interest. The site is also located along the Havana Street Overlay District. The Havana Street Overlay District is intended to encourage improvements in streetscape, landscaping, and general aesthetics of the street edges along Havana Street.
- 3B. The building extension with a long awning creates a focal point and adding lighting along the entry points is an improvement. Fire and Life safety also made comments further in this review on the importance of ADA paths needing lighting. The entry lighting is not reaching the ADA path. Adding lighting to the eastern building face



- or bollards with lighting would improve the ADA path foot candles.
- 3C. Expanding on the redevelopment plan guidelines section 5.4.3.3.e.6.d states *adaptive reuse projects shall provide site furnishings, sidewalks, landscaping, screening and lighting to the maximum extent practicable*. The sidewalk is extremely close to the street and with every little room with the drive aisle of the carpet exchange logistically, it is not practicable to add curbside landscaping complete with street trees. Adding landscape pots and raised planters along the building will soften the façade. Benches and waste receptacles could also be added within the 8' walkway for staff and patrons.
- 3D. Redevelopment plan section 5.4.3.3.e.6.c states *sidewalks adjacent to an adaptive reuse project shall be improved to the maximum extent practicable*. The Havana Street Overlay section 2.6.7.A.5 states *enhance the appearance and safety of streets for pedestrians*. Along Havana Street, it is recognized there are existing site constraints that do not allow for a sidewalk expansion. Along Evans Avenue, improvements should be made. Evans Avenue does not have a sidewalk. Adding a sidewalk along the northern edge is a priority for the on-site pedestrian and vehicle conflict. The small drive aisles and four ingress/egress access points create many points of conflict. Having a safe sidewalk along Evans Avenue would ensure changes have been made to improve site safety.
- 3E. Section 5.4.3.3.e.7.d expands on the scale and character of developments in comparison to abutting properties. Chain link fencing has not been permitted since the 2019 Unified Development Ordinance (UDO) code update. The existing loading area has a chain link fence, the staff's expectation is the chain link will update to fit code criteria. Some examples are brick, stone, wrought iron, metal picket, wood, concrete, or welded wire fencing.

#### *Elevations*

- 3F. Delete the hatch inside the Carpet Exchange wall sign – it makes it very difficult to read.
- 3G. Along the northern elevation, it is called out that the glass windows will be filled in. Planning strongly disagrees with this decision. The northern elevation is along Evans Avenue. This elevation does not have any back-of-house or loading zones and should retain the windows.
- 3H. The existing building is composed of painted brick. The addition is a stucco tower that is not consistent with the current building. Adding either a brick band or brick base will tie into the building and meet the redevelopment code standards.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 4A. The site plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

#### *Cover Sheet*

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- 4B. 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 the City Engineer.

#### *Site Plan*

4 of 6

- 4C. Max 2% slope in any direction at handicap parking spaces.
- 4D. A grading plan is required to show the proposed grading changes.
- 4E. Provide an ADA-accessible route for the existing curb cut.
- 4F. Provide a drainage letter comparing the existing and proposed impervious values.
- 4G. A civil revision will be required for the proposed changes.
- 4H. With civils, evaluate and modify to ensure ADA criteria.
- 4I. Show/label all existing or proposed easements.
- 4J. Label the street and ROW width.
- 4K. Label the existing alley.
- 4L. Dimension the width of the parking spaces, typical.



- 4M. Dimension all existing and proposed sidewalks.
- 4N. Provide an ADA-accessible route for the existing curb cut.
- 4O. Label the street and ROW width.
- 4P. Include a North arrow.

**5. Utilities** (Nina Khanzadeh/ 720-859-4365/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- 5A. No further comment.

**6. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

*Cover Sheet*

*1 of 6*

- 6A. Revise the data "Data Block" to reflect the following: 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. Handicap Parking Spaces Provided. Handicap Parking Spaces Required. Van Handicap Parking Spaces Provided. Van Handicap Parking Spaces Required.
- 6B. Remove portions of note 4 under general notes as indicated on the site plan set.
- 6C. Remove portions of note 21 under general notes as indicated on the site plan set.

*Site Plan*

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- 6D. Is the pedestrian crossing a flat accessible route?
- 6E. For every six fractions of six accessible parking spaces, at least one shall be a van-accessible parking space. Identify which accessible parking space will be the "van" accessible parking space. Van Accessible parking requires either a 132-inch space with a 60-inch aisle or a 96-inch space with a 96-inch aisle.
- 6F. Show and identify a Knox Box at the front main entrance.
- 6G. Show and identify the accessible parking signage.
- 6H. Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation and Photometric Plans.).
- 6I. Show the accessible route to the accessible parking by a heavy dashed line.
- 6J. The accessible route shall be a minimum 1-foot candle along the accessible route.
- 6K. Verify a minimum 1-foot candle of illumination along the entire length of the proposed changes.
- 6L. Provide a legend and symbols. Include signage, curb stops, accessible elements, accessible routes, etc.

*Elevation*

*6 of 6*

- 6M. Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation, and Photometric Plans.)

**7. Real Property** (Kalan Falbo / 303-739-7294 / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

*Cover Sheet*

*1 of 6*

- 7A. On the cover, be sure to include the City of Aurora not just the County of Arapahoe (all sheets).
- 7B. Have the legal description match counties.
- 7C. Under General notes number 7 add NEW: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said easements or right-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and right-of-way at any time and in such a manner as it deems necessary or convenient.



7D.

*Site Plan*

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7E. Label surrounding streets.

7F. Show existing easements.

7G. The scale is not legible and needs a north arrow.

7H. Show recording info and label existing streets (ROW).

**8.CDOT** (Steve Loeffler / 303-757-3-9891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

8A. Any work on the State Highway Right-of-Way will require a permit from our office. The application is made online at the following link: <https://cdotpermits.force.com/portal/s/login/>. All signing must be on-premise and cannot be either partly or wholly in the CDOT Right-of-Way. The signing must comply with state rules 2 CCR 601-3. Thank you for the opportunity to review this referral.