

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



July 20, 2020

Bryan Byler
Pacific North Enterprises LLC
900 Castleton Road, Suite 118
Castle Rock, CO 80109

Re: Third Submission Review – Argenta Phase 2 – Master Plan Amendment, Site Plan and Plat Amendment
Application Number: **DA-2139-01**
Case Numbers: **2018-7001-01; 2020-6013-00; 2020-3017-00**

Dear Mr. Byler:

Thank you for your third submission, which we started to process on July 6, 2020. 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.

Note that all our comments are numbered. Please provide, via email, an updated Site Plan and Master Plan Amendment by August 6, 2020. If you will be presenting at the Planning Commission hearing, please provide your power point presentation to me by Monday August 10, 2020.

Your estimated Planning Commission hearing date is set for August 12, 2020. 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 let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Samantha Crowder-Norris Design 1101 Bannock Street Denver CO 80204
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2139-01rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Preliminary Drainage (Public Works)
- Masonry (Planning)
- Preliminary Drainage (Public Works)
- Parking Calculations (Planning)
- Xcel Comments (Planning)
- Street Frontage Buffer (Landscape)
- Small Urban Park (PROS)
- Easement Dedication and License Agreements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. See Xcel Letter attached. Please provide a response to this letter.

2. Completeness and Clarity of the Application

- 2A. Resubmit this Site Plan in a 24" x 36" page format (typ.)
- 2B. Second request: Please add permitted and proposed signage to the data block.
- 2C. Please provide sf for EACH building in this phase; separate the buildings in the Data Block.
- 2D. Sheet 5: please label open areas as noted on site plan; symbology does not match legend.

3. Parking Issues

- 3A. Please provide parking and bicycle calculations in Data Block for each retail building and each residential building on a separate line in the data block. Label all structures.

4. Signage Issues

- 4A. Are you requesting an adjustment regarding signage? Please provide a letter of justification regarding any requested adjustment and add adjustment language to Site Plan Cover Sheet.
- 4B. Please add proposed and permitted signage sf to Data Block table.

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

Sheet 12 of 31 Landscape Cover Sheet

- For the street frontage buffer table, correct the required quantity to two tree equivalents per 40 linear feet. Additional plant material will be required to be in compliance with the Havana Overlay District.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. 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 is 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

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 7A. Repeated comment: Please do not submit reduced sized prints.
- 7B. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 7C. Please include a separate item for public street lights.
- 7D. Structural calculations are required with the first civil plan submittal.
- 7E. Max 4% slope for 75' from flowline.
- 7F. Max 2% slope in any direction at ADA spaces.
- 7G. Sheet 9: Fix label

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 8A. Sheet 4: Based on the unusual geometry, add CL striping west of this intersection to help guide WB/EB vehicles.
- 8B. Sheet 6: Add CL striping.

9. Fire / Life Safety (Ted Caviness / 303-739-7371 / tcavines@auroragov.org / Comments in blue)

- 9A. Sheet 6+7: Provide a symbol and legend for each Reserved sign. Provide location on each sheet.

10. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

- 10A. Sheet 11: Confirm fire lane is outside easement. Note label comments.

11. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Sheet 2

- Delete the word "and" in site plan note #24.

Sheet 13

- Labels don't match this table. Is this colored concrete or pavers? Also, are the crosswalks/intersections between the two SUP areas getting enhanced paving?
- An inverted "U" bike rack would probably be more durable and secure for bicycle storage. Consider PROS' standard 83-series rack by DuMor or equivalent.
- To increase play opportunities for children with disabilities, consider installing an inclusive playground merry-go-round instead.

Sheet 17

- **General Comment:** Include on this sheet a table that outlines the total square feet receiving SUP credit, recognizing the two areas. The table should list the SUP programmatic elements (i.e., facilities/amenities) provided within each area.
- In what key gathering area of the SUP is the "Active Art Feature" to be installed?
- What can be done to activate this space of the SUP? Nothing is shown here to encourage or accommodate public use, such as site furnishings. It should offer more than a barren entry into the building.
- The fire feature should be more central to the SUP and integrated into the public realm. The current orientation and proximity of this element to the building entry gives the impression it is only for private use. Alternative location preferred.
- Site furnishings and amenities at street level should be provided for public use. The vertical separation by walls and planters currently divides the SUP into active area above and leaves the "streetscape" space underutilized.
- Have the ramps been removed? Consider this potential location for a ramp to provide access from the street to the plaza.
- Elsewhere this plan set notes that the covered trellis will incorporate side panels. Panels should not line the entire north side of the trellis in order to maintain a feeling of openness and for special event functions in the SUP. Placing most panels on the south side of the trellis would provide beneficial shade for the walkway. Panels should integrate Public Art for SUP credit.



- The playground should not be enclosed with a fence and gate. It should have open access from the turf play area, be inviting and include more benches/seating at the perimeter.
- Accessible routes (resilient rubber surfacing) to inclusive play features are needed. Engineered wood fiber is inadequate.
- Are any critical safety/fall zones overlapping in the playground?
- This additional tree at this location won't provide adequate shade for the playground during the hottest part of the day. Provide a shade sail(s).

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

- 16A. See the red line comments on the plat and site plan. Separate easement dedications are needed and a License Agreement is needed for the wall and stairs in the easement. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Send in the closure sheet for the description of this subdivision. Send in the Title Commitment for this subdivision. Send in the State Monument records for the aliquot corners.
- 16B. Resubmit this Site Plan in a 24" x 36" page format (typ.)



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

July 17, 2020

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

Attn: Elizabeth Fuselier

RE: Argenta Phase 2 – 3rd referral, Case # DA-2139-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. While it is acknowledged that a 10-foot wide utility easement was added along South Havna Street, the same is requested along East 3rd Avenue.

Additionally it does not appear there are sufficient utility easements available for natural gas and electric distribution facilities for the individual lots. Please note the following requirements:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement and space for service truck access and plow
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements *will* need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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