

Planning Division  
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Aurora, Colorado 80012  
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March 5, 2021

Joe Wilson  
Pauls Corporation  
100 St Paul Street, Suite 300  
Denver, CO 80206

**Re: Initial Submission Review – Salida Flats at Gateway Park - Zoning Map Amendment, Site Plan and Plat**  
Application Number: **DA-1174-77**  
Case Numbers: **1981-2065-02; 2021-4003-00; 2021-3003-00**

Dear Mr. Wilson:

Thank you for your initial submission, which we started to process on January 25, 2021. 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.

There are several important issues in the comments regarding building entrances, parking, and open space. We would like to suggest a meeting prior to resubmittal. You can contact me or Cesarina Dancy to get the meeting scheduled.

You will need to make another submission. Please revise your previous work and send us a new submission.. 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 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1174-77rev1.rtf



## *Initial Submission Review*

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

- Enhance building entrances, provide 20% useable open space, and justify the excess parking (Planning)
- Provide improvements to and along 40<sup>th</sup> Avenue (Engineering)
- Show the locations of the FDC, Knox Boxes, Riser Rooms and gates (Life/Safety)
- Show sight triangles and review height of landscape material (Traffic)
- The legal description does not match the illustration (Real Property)
- Start the License Agreement (Real Property)
- Review locations of existing and proposed utilities for conflicts (Water)
- Provide a .dwg file (Addressing)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 7 adjacent property owners, two community associations, 9 outside agencies and 3 neighborhood associations. No comments were received from any adjacent property owners or neighborhood associations. Three responses were received from outside agencies and will be included in or attached to this letter. Please provide responses to each specific comment and questions within the response letter for your next submission.

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

2A. Transportation Urban Design zone district is characterized by compact, mixed-use development with flexible block sizes and pedestrian oriented activities adjacent to public spaces. The proposed gated and fenced development does not support this design concept.

2B. The proposed adjustment exceeds the code requirement by 435%. The building facades are attractive and the materials varied, however, there are no primary building entrances, and those provided are very indistinct. The plans need to address the architecture components and enhance the building entrances by adding a plaza or courtyard around each for support of the adjustment.

2C. Section 146-3.3.2.H.7 requires a minimum of 20% of the site to be usable outdoor space. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development. Please reference this code section and provide a summary of how this requirement is being met.

2D. Has the proposed plan been submitted to the Gateway Park Design Review Committee (GPDR)? Final approval is subject to approval by the GPDR.

2E. Reference the Gateway Park IV East 40<sup>th</sup> Avenue Phase 1 Streetscape Site Plan for setbacks and required landscape buffers.

2F. Provide an exhibit to demonstrate the existing and proposed zoning. Enhance the discussion of the rezoning in the Letter of Introduction.

2G. Revise the Letter of Introduction to address the redlines.

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

##### **Site Plan**

3A. The Site Data Table should include the following:

- The area of both lots.
- Coverage of landscape and hardscape, including percent of coverage.
- Differentiated building coverage vs. gross floor area.
- Quantity of bike parking
- Breakdown of different types of parking (garage, carport, open, tandem, accessible, etc.).

3B. Revise the Vicinity Map to include both proposed lots, Pena Blvd., the Light Rail Station and label each.

3C. Turn off the AutoCAD SHX text.

3D. Replace Arial Narrow font. It is not recognized by our program.

3E. Make the building footprints and labels more prominent. Add building gross floor area to each.



- 3F. Add labels to site features, especially around clubhouse and pool. It is unclear what all the linework means.
- 3G. Show all proposed retaining walls, fences, masonry walls, gates, etc. on the site plan sheets and provide details for each.
- 3H. Enhance the footprint of the carports. It is very difficult to see the entire outline and the dashed line is very similar to the easement lines.
- 3I. On the Photometrics Plan, add a description for each light type and symbols to the Site Light Fixture Schedule. Add a description of the light types to details/cut sheets of each light fixture.
- 3J. Add detail(s) for pole lights and label the maximum height for each. Identify the different light types proposed in the Landscape Notes.
- 3K. Some fixtures are located in the center of sidewalks. Please relocate or provide more information.

#### **Plat**

- 3L. Add the reception number for the 40<sup>th</sup> Avenue right-of-way.
- 3M. What is the status of the temporary construction easement and will it be released?
- 3N. See the redlines to reference all comments, edits and notations.

#### **4. Parking Issues**

- 4A. The parking requirement for multi-family residential in the MU-TOD district is .85 spaces per unit. Please revise the required parking requirement in the site data table.
- 4B. The provided parking of 578 spaces is 182% of the requirement. Please provide a justification for the additional spaces, which are not consistent with TOD development.
- 4C. Section 146-4.6.5.D.4 Tandem Parking states, "In Subareas B and C, all required parking spaces shall be individually accessible except for guest parking in private driveways leading to single-family detached, single-family attached, and two-family dwellings. Unless otherwise stated, tandem parking for the purpose of meeting minimum parking requirements is prohibited." Please explain the purpose of the tandem spaces, why they are deemed necessary and how they will be managed.
- 4D. Label exterior bike racks and outline interior bike storage. Code requires 1 bike space per 10 dwelling units with two points of contact. How is the requirement being met?

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

- 5A. Building orientation and entrances should be to a street, plaza or courtyard (Section 146-4.8.4.B). The building entries are internal to the site and indistinct. Please revise the plans to enhance the building entrances by adding a plaza or courtyard around each. Consider adding shelter such as an awning or canopy as well.
- 5B. Carports shall have exterior materials and colors similar in appearance to the principal building (Section 146-4.2.3.F.3). Revise the carport materials to be consistent with the primary building materials.
- 5C. Where and how will trash be collected and picked up? Are their service doors that are separate from the garage doors?
- 5D. Submit black and white elevations that include material labels that relate to the Material Key. The colored elevations should be uploaded separately.
- 5E. Increase the size of labels and dimensions on the elevations. The font must be readable when printed at 11" x 17".
- 5F. Clarify the architectural treatments used to meet the requirements for multifamily developments shown in Table 4.8-3, such as the use of at least two of the horizontal articulation methods at an interval of 50 feet or less on each street facing building façade.

#### **6. Landscaping Issues**

- 6A. Fence, wall and retaining wall locations are not clear. Please make sure the linework is visible and the site plans and landscape plans are consistent and add labels. Add details for each.
- 6B. The maximum continuous fence/wall plane shall extend no more than 700 feet without including an offset in fence alignment and/or a change in material, fence, and/or wall type. The wall along the eastern boundary exceeds 700 feet.
- 6C. Landscape is required in all parking lot islands. If there is a sidewalk through an island, the island should be expanded to accommodate the required landscape.
- 6D. Label the structure in the dog park and provide a detail.
- 6E. Review landscape material within sight triangles. The maximum height for plants is 26".



- 6F. Add the complete legend to Sheet 18. Include the retaining wall and each fence type.
- 6G. Differentiate the shrubs and grasses in the curbside landscape. There is a maximum of 40% grasses.
- 6H. Review parking island landscape plant material. There is a maximum of 30% grasses in a single island.
- 6I. List surface materials. Do not reference civil plans.
- 6J. Confirm the landscape material is in compliance with the Gateway Park Design Standards.
- 6K. Label site furniture on the landscape plans. It is very hard to see.
- 6L. Buffer labels on the site plans are not consistent with the landscape plans. Please revise.
- 6M. Remove all contractor related notes and enlarge the "Not for Construction" on the sheets.

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

7A. 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**

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

**Site Plan**

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 8B. Add the notes provided on Sheet 2 of the redlines.
- 8C. Improvements need to be provided up to and along 40<sup>th</sup> Avenue.
- 8D. Label curb radii. The minimum is 20' on a collector road.
- 8E. Label and dimension the existing sidewalk.
- 8F. Identify pavement materials.
- 8G. Add a note indicating whether the storm sewer is public or private and by whom it will be maintained.
- 8H. Show the storm sewer on the grading plan.
- 8I. Label slopes. A 3:1 slope is the maximum permitted on-site.
- 8J. Show and label fire lane easements.
- 8K. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum 2% for impervious surface.
- 8L. Label the retaining wall with railing (for wall heights greater than 30").
- 8M. Include a typical section for the retaining wall.

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

**Site Plan**

- 9A. Add the note provided on redline Sheet 2.
- 9B. Provide a traffic signal easement at Salida St. and 40<sup>th</sup> Avenue.
- 9C. Show the proposed signage identified in the TIS at all accesses. Show stop, no left turn, one-way signs, etc.
- 9D. Minimum access spacing criteria along arterials is 300'. Provide the distance between the two Salida St. access points and ensure minimum spacing is met.
- 9E. Add sight triangles per COA TE-13 Case 3. See the dimensions on the redlines.
- 9F. Show access movements at all access points.
- 9G. Show full internal intersection and existing site access on 40<sup>th</sup> Avenue. Residential driveway connection needs to connect at a right angle. Show turning templates, and existing/proposed signage.
- 9H. Show the existing striping on 40<sup>th</sup> Avenue.
- 9I. Coordinate accessible route through the parking area with landscape island(s).
- 9J. Provide directional ramps. Add detectable warnings where noted on the redlines.
- 9K. Edge to edge ramp alignment is required. A single wide ramp near the accessible parking would be acceptable.
- 9L. Move accessible parking spaces to be as close to the building entrances as possible.

**Traffic Impact Study**

- 9M. Provide additional discussion on why the site trip distribution changes at the south and west extents. Is this because of the Telluride St. connection? Adjacent developments? Both? NEATS Data?
- 9N. Provide site circulation plan in the appendix.
- 9O. Provide recommendations for stop control at internal intersections.
- 9P. State the roadway classifications within the Existing Roadway Network section.
- 9Q. Access spacing along arterials is a minimum of 300 feet. It appears that the right-out access, as proposed, is too close to the full movement access on Salida.
- 9R. Include interior intersection control and site plan.
- 9S. Provide discussion and recommendations for functional intersection connecting to existing 40th Access (previously proposed offset and alignment is not acceptable).
- 9T. See comments throughout the report.

**10. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**Site Plan**

- 10A. Add the construction type, van accessible parking and types of parking with quantities to the Site Data Table.
- 10B. Provide an implementation plan on the Cover Sheet.
- 10C. Replace notes on Sheet 2 with the language provided on the redlines. Revise or remove other notes as shown on the redlines.
- 10D. Label type of gating or barricade system being installed.
- 10E. Show the location of Knox Boxes and FDC and label. Provide a concrete walkway in front of the FDC.
- 10F. A 26' fire lane easement requires inside turning radii of 26' and outside turning radii of 49'. Show fire lane with a dashed line on the Site, Utility, Landscape and Photometric Plans. The Site Plan and Plat fire lane easement turning radii shall match.
- 10G. The second point of access needs to be dedicated as a fire lane easement.
- 10H. Show the location(s) of the fire riser room(s).
- 10I. Replace the work "handicap" with "accessible."
- 10J. The entry island and gate control can be excluded from the fire lane easement. A license agreement will be required if the island and gate controls are encroaching into the fire lane easement.
- 10K. Provide a sign details sheet showing the locations of all signage.
- 10L. Show the Fire Service Line (see Sheet 5).
- 10M. Remove and/or add fire hydrants as shown on Sheets 5-6 of the redlines.
- 10N. Provide pedestrian gate details.
- 10O. Show the locations of the FDC, Knox Box, and Riser Room Doors on elevations.
- 10P. Add the note provided on Sheet 27 of the redlines.
- 10Q. Show and label the Knox Box on the sliding gate detail.
- 11R. There must be a minimum 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.
- 10S. Update the signage details on Sheet 29.
- 10T. Provide a bold dashed line on the Photometric Plan to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops).
- 10U. Light poles cannot encroach into the fire lane easement. Relocate the light poles out of the fire lane easement.
- 10V. See redlines to reference all comments and notations.

**Plat**

- 10W. A fire lane inside turning radius must be 26' and the outside radius must be 49' for a 26' fire lane easement.

**11. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)**Site Plan**

- 11A. Note that Civil Plans will need to include Aurora Water (AW) standard notes listed in AW Specifications Section 5. Also, include standard Aurora Utility Notes.



- 11B. Show the existing 8" DIP water line at 40<sup>th</sup> Avenue. There may be a conflict between the existing water line and the proposed storm drain.
- 11C. Drainage easements are required for storm water system. Please show total extents of drainage easement on site.
- 11D. Note that adequate clearance must be met between proposed storm sewer and existing sanitary sewer. Reference AW standards. Reference Section 11.08 of the AW Standards for storm sewer crossings.
- 11E. A manhole may be required if the diameter of the service line is equal to or greater than 75% of the existing main.
- 11F. Water meters are a COA asset that must be located in a landscaped area and pocket utility easement.
- 11G. Review storm drain locations. If they are encroaching into utility easements a license agreement will be required.
- 11H. Label all sanitary service, storm drain, and waterline past the meter as private.
- 11I. Confirm the location of the stub on Salida Street.
- 11J. Maintain adequate clearance between wet utilities.
- 11K. A fire hydrant easement needs to be 10' wide by 5' past the hydrant.
- 11L. Clarify if the property to the north is a privately owned parcel.
- 11M. Show the storm drain on the grading plans.

## **12. Revenue / TAPS (303-739-7395)**

- 12A. Storm Drainage Development fees due: 17.62 acres x \$1,242.00 = \$88,952.04

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

- 13A. PROS comments are forthcoming by separate cover.

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

### **Plat**

- 14A. The legal description does not match the illustration.
- 14B. Provide the closure sheet and State Monument Record for the legal description.
- 14C. Revise the text and notes as shown on the redlines.
- 14D. describe the set pins on the boundary of the subdivision.
- 14E. Add a 10' utility easement along the south and east site perimeters and label.
- 14F. Add the distance from the Point of Beginning to the connection point (see Sheet 5).
- 14G. Make sure easement labels match the name on the dedicating document.

### **Site Plan**

- 14H. Add notes on Sheet 2 as provided on the redlines.
- 14I. Easement names on the Site Plan should match the names on the plat.
- 14J. Not all easements shown on the Site Plan are shown on the plat.
- 14K. Add the area in square feet to each lot.
- 14L. Add a 10' utility easement along the south and east lot perimeters and label.
- 14M. A License Agreement is required for fences, walls, gates, and/or retaining walls that encroach into easements. Please contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start that process. It can take 6-8 weeks to complete and the Site Plan cannot be recorded until it is complete.

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

- 15A. See attached comment letter.

## **16. Adams County Development Services Engineering (Steve Krawczyk / [SKrawczyk@adcogov.org](mailto:SKrawczyk@adcogov.org))**

- 16A. Community Development Engineering has no concerns with this case at this time; but, Community Development would like to receive a referral with future submittals to address the proposed drainage and traffic improvements required within the unincorporated portion of Adams County.
- 16B. The traffic study should address the recommendations of Colorado Aerotropolis Study.



**17. RTD** (303-299-2439 / [Engineering@rtd-denver.com](mailto:Engineering@rtd-denver.com))

17A. It does not appear that any of the work will impact our operations so the RTD has no comment.

**18. Mile High Flood District** (303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

18A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project. Please feel free to contact me with any questions or concerns.