

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



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March 18, 2019

Jonathan Alpert  
Stanley JV LLC  
4221 Brighton Blvd  
Denver, CO 80216

**Re: Initial Submission Review – LuBird’s Light @ Stanley Marketplace – Minor Amendment**  
**Case Numbers: 2014-6055-06**

Dear Mr. Alpert:

Thank you for your initial submission, which we started to process on Thursday, February 28, 2019. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, April 2, 2019.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Seth Brown, Ware Malcomb, 1600 Champa Street, Suite 250, Denver, CO 80202  
Jacob Cox, ODA  
Filed: K:\SMA\2014-6055-06 LuBird’s Light @ Stanley Marketplace\Rev1



## Initial Submission Review

### **1. Planning** (Sarah Wieder / 303-739-7857 / [swieder@auroragov.org](mailto:swieder@auroragov.org) / Comments in teal)

1A. Some of the sheets you have submitted do not reflect the recent updates that were approved as part of the Gotham Green Site Plan Amendment. These include Sheets C5, C6 and G1. Please update these sheets with the next submittal.

1B. Sheets L1.01, L1.07 and L1.08 need to be updated to reflect the proposed changes. Please submit these sheets with the next submittal.

1C. Sheets L1.10-L1.16 already exist in the current plan set, so the sheet numbers you are proposing need to be updated as such.

1D. The proposed chain link fencing is not acceptable to Planning and PROS. Typically, an open-style three-rail fence would be required adjacent to a park or open space. If there are concerns that this might allow kids to “slip through” this type of fence, staff is open to alternatives. The fence should be of a higher quality than what is currently proposed though.

1E. Note the proposed height of the tree house on the plan set.

1F. Although this item does not need to be addressed with the subject application, the applicant must be aware that staff is expecting a comprehensive Site Plan Amendment to be submitted soon that accurately reflects the actual built conditions of the entire Stanley Marketplace site. Many changes or additions have been made to the site over the years that are not actually noted or shown on the existing Site Plan.

1G. Please remove AutoCAD SHX text items from the “Comment” section in the Site Plan. Flatten the PDF to reduce the ability to select these items when you send plans to staff for the next submittal.

### **2. Landscaping** (David Barrett / 303-739-7133 / [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org) / Comments in bright teal)

2A. Shade trees must be a minimum of 2.5 caliper inches, ornamental trees must be a minimum of 2 caliper inches and evergreen trees must be at least 6’ high. These sizes must be reflected on the Site Plan.

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

3A. A Preliminary Drainage Letter is required with as part of this Site Plan Amendment. Please contact the Engineer on Duty at 303-739-7335 to set up a folder for this submittal. A review fee will apply.

3B. The floodplain boundary is difficult to see. Please consider an alternative linetype / weight.

3C. Add the pedestrian railing note to the retaining wall callout on Sheet G6.

3D. Label all slopes and existing contours on the Sheet G6.

3E. See STD S18.1 for pedestrian railing requirements and reference the detail in the plan set.

3F. Structural calculations for the retaining wall are required for the Civil Plan submittal.

3G. Increase the height of the text on Sheet L1.10.

### **4. Fire / Life Safety** (Greg Rogers / 303-739-7464 / [grogers@auroragov.org](mailto:grogers@auroragov.org) / Comments in blue)

4A. Please identify the accessible route on the Site Plan.

### **5. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

5A. The trees on the property will be preserved in place, so there will not be required tree mitigation. However, if a tree poses any issues and might need to be removed, Forestry should be contacted. Mitigation will apply if any trees must be removed.

5B. Trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current [PROS Dedication and Development Criteria Manual](#). These notes shall be added to the plan. Please show protection measures on the plan and indicate that the trees will be preserved as well.

### **6. Aurora Water** (Daniel Pershing / 720-859-4319 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

6A. Please show the private storm manhole and pipe segments on all sheets.



**7. PROS** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in maroon)

7A. This playground is meant to provide neighborhood park land dedication for the Stanley Residential project. The entire playground area must be located above the 100-year floodplain.

7B. What is an “effective limit” of the floodplain?

7C. Play equipment must be installed over resilient surfacing or engineered wood fiber. Why is synthetic turf proposed?

7D. The design for the playground is very linear in nature. There are concerns that pedestrian circulation through the play elements from one end to the other may be somewhat impeded.

7E. Adult seating and shade areas should be designed into the layout.

7F. Please meet with Chris Ricciardiello in PROS between the first and second review to coordinate and discuss all elements of the playground as proposed.