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March 23, 2017

Powers Brown Architecture  
Lisa Metzger  
1580 Lincoln Street, Suite 400  
Denver, CO 80203

**Re: Initial Submission Review – 1982 Nome Street – Minor Amendment**  
**Case Number: 2017-6013-00**

Thank you for your initial submission, which we started to process on Thursday, March 9, 2017. 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.

Since a few 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 March 30, 2017.

See redlined *Nome Street Redevelopment Plan* for comments from staff.

The comments below 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.

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7220.

Sincerely,

Jonathan Woodward, Planner II  
City of Aurora Planning Department

cc: John Ralston, Community Development  
Filed: K:\SMA\2017 MAs\2017-6013-00rev1.rtf



## *Initial Submission Review*

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

- Screening on west and north
- Sidewalk should be 5.5 feet in width
- Add accessible exterior notes

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Site Plan and Landscaping** (Comments in purple)

- 1A. Staff is ok with eliminating screening on east and south side of the building, but requests screening on the north side (and to remain on the west side) to conceal the rooftop equipment and vents.
- 1B. Sheet 4: Please remove note in *Landscape Data Table*.
- 1C. Sheet 5: Remove Landscape Notes. The notes should only be on the construction drawings.

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

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

- 2A. Cover Sheet: Please remove the Autocad SHX text items in the comment section. Please flatten to reduce ability to select the items.
- 2B. Page 2: Label directional curb ramps.
- 2C. New sidewalk should be 5.5 feet in width.
- 2D. Show and label stop sign.

#### **3. Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

- 3A. Please add the following note: 16. Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.
- 3B. Add Accessible van accessible parking on the site plan.
- 3C. See other Cover Sheet notes.
- 3D. Page 2 Please use a heavy dashed delineation on the site plan to show an interconnected accessible route to the following items:
- Public transportation stops.
  - Accessible parking.
  - 60% of the required building entrances.
- 3E. Please show existing Knox Box or add new Knox Box on new elevations.
- 3F. Please add *Accessible Van* parking signage on the site plan.
- 3G. Include Sheet 8 of 8.

#### **4. Real Property** (Darren Akrie/ 303-739-7331 / [DAKRIE@auroragov.org](mailto:DAKRIE@auroragov.org) / Comments in magenta)

- 4A. Cover Sheet: See corrections to *Required Site Plan Notes* in Magenta.
- 4B. Sheet 2: Make lot line a heavy line. Include bearings and distances of property lines.