



January 17, 2017

Zoning and Plan Review

Jonathan Woodward

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Re: Nome Street Storefront Renovation (#1160385) (PBA job #164070)/Pre-Application Meeting notes & comments

Below are the comments and issues provided by the city as response to the Pre-Application Meeting held on November 3, 2016. Our responses follow in Red.

Standards and Issues:

1. Zoning and Land Use Issues

The purpose of the B-1 District (Retail Business) is to provide retail goods and services to residents of nearby neighborhoods. The commercial center is located on Montview Boulevard, which is a Major Arterial. There is a RTD bus stop located on the north side of the parcel on Montview Boulevard. Please coordinate with Pete Muniz at RTD (Pete.Muniz@RTD-Denver.com) or Lacy Bell (Lacy.Bell@RTD-Denver.com) on potential improvements to the bus stop.

The north parcel is owned by different ownership and is not part of the scope of this project. Therefore, no RTD improvements are planned.

2. Traffic and Street Layout Issues

For the redevelopment plan, the applicant is to repair the attached sidewalk on Nome Street per Public Works comments. All proposed streets, whether public or private, need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code.

The sidewalk repair is included in our scope for the extents of the property in question. Ramps at all driveways will also be included to bring the sidewalk up to standards.



3. Site Design Issues

3A. *Exterior design:* The exterior renovation and parking lot improvements is for the south side of the parcel. There are two property owners who share a party wall. Staff is working with the north property owner and seeking a complete building renovation and parking lot improvement for the project. If an agreement is reached, the entire site should be included into a single redevelopment plan.

There is no agreement reached, should the property owner to the north agree to the same project scope in the future their site will be addressed. Right now, we are only working on the south owner's parcel. There have been site improvements that create better separation between the 2 sites.

3B. *On-Site Vehicular Circulation:* See landscape comments about the proposed one-way access for the parking lot. If north property owner is involved, the non-conforming seven spaces accessed from Montview Boulevard would need to be removed.

Due to the north property not being included in scope, the traffic direction has stayed 2 way access. The 7 spaces to the north are not in scope.

3C. *Parking:* On-Site parking is required by Section 1504 of the Zoning Code. Based on the parking information provided, a minimum of one ADA accessible space is required. Please list the parking space count on the cover sheet of the redevelopment plan and illustrate the location on the plan.

One ADA van parking space is now provided on the site with new ramped access to the sidewalk abutting the building. You can reference the location on the plans submitted.

3D. *Site Lighting:* Section 146-1509(H) governs the design of parking lot lighting. Show typical details of lighting on the plan and/or building elevations if new lighting is proposed.

No new sight lighting is proposed for the project. Parking lot is lite by the street lamps along Nome Street and Montview Blvd. Owner has put in request for a 'mid block' light to be installed



by XCEL on Nome Street to provide some more light at the southern driveway. There will be recessed downlights provided above the doors in the canopies shown on the elevations. These provide the required entry lighting per code.

4. Landscape Design Issues

The general landscape comments on your proposal are listed below. For further information, please feel free to contact Landscape Architect, Chad Giron.

4A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the City of Aurora Zoning code, Article 14 Landscape Ordinance, specifically Section 146-1460 – Requirements for Sites with Existing Development, as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as the City's project specific comments.

Provide the necessary landscape tables for each of the required landscape treatments (i.e. street frontage, buffer tables, etc.). Make note of any areas on the Site Plan and in the landscape tables that cannot meet the code requirement based on existing site constraints.

Please review the landscape code and, where possible, provide street trees, trees in the parking lot, and screen the parking from street view. If the portion along Montview Blvd is redeveloped in the future, additional landscaping will be required.

The landscape plan has been prepared in accordance with the City of Aurora Landscape Ordinance Article 14 and the Landscape Reference Manual. As reflected in the Landscape Data Tables, the proposed landscaping does meet all requirements as set forth in Article 14 however, the proposed design meets the intent of as many design requirements as possible within the limiting constraints of this small site.

Landscape Plan Preparation. Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code



enforcement Landscape plans submitted for the Redevelopment Plan must have plant symbols, plant labels with quantities, and a plant schedule upon first submission, or a complete review will not be possible. This may result in additional submittals and delays in approval of the plan set.

The drawings reflect this requirement.

4B. Article 14 Landscape Ordinance Requirements.

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape conditions.

Standard Right-of-Way Landscaping. Where possible, applicant should provide street trees along Montview Blvd. and Nome Street. Refer to Section 146-1451 (B) 2. Additional Requirements for Non-Residential Development. When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses.

Street and building frontage buffers are not provided due to the limited depth between the ROW and the front of the building and the necessary parking. Landscape islands are provided within the parking lot. Shade trees within the west most islands are located within the 10' street frontage landscape buffer area along Nome St. to provide street tree feel while also providing shade for the parking lot per the parking lot standards.



5. Architectural and Urban Design

5A. Design Standards

The parcel is part of a redevelopment. Please include the building elevations as part of the site plan and call out exterior finishes and color schemes. Please provide color and material samples with the initial submittal. As a general rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view.

Section 146-405(F)8 of the zoning code establishes the approval criteria for building architecture and urban design.

Due to budgetary reasons, we are making limited design changes to the north, south, and east elevations of the building. We believe that the finished product will still comply with high design as the south elevation is hard to see and the east elevation is the “back of house” area. We are planning on making major improvements to the east elevation by adding a metal screen to screen all of the rooftop equipment. This alone should make a

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on ground floor design. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details are encouraged to be continued on all four sides of the buildings to reduce the “back of house” appearance.

Street level interest is provided by extending the glass storefront all the way to the side walk allowing visual transparency and flexibility in future entry. By using 3 different materials with different textural qualities, it helps create separation between the 2 story volume and retail storefronts.



5B. Screening of Roof Top Mechanicals.

Please screen the existing roof top mechanical equipment per Code section 146-1300. Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. Use drawings and notes to explain how this will be accomplished.

Screening can be accomplished with an extended parapet wall or a freestanding screen as high as the equipment it hides.

We have provided metal screening on the north and east side of the 1 story volume behind the 2 story building. This will hide all of the rooftop equipment from the Montview ROW adjacent to the building. We are also raising the parapet on the 1 story volume on the west side. This is being raised the same height as the equipment on that rooftop.

6. Signage

The total allowable square footage of signs is based on a zoning code formula for the property and building frontage. All ground signs should be at least 4 feet from the back of sidewalk and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. Based on the information provided, your total sign area should be limited to one square foot per linear foot of building frontage with a maximum of 70 square feet of sign area. Each tenant is allowed one wall sign for each street and parking lot frontage.

Proposed signage location is designated on the elevations. There will be a maximum of 4 signs to be canopy mounted with a total of 50 SF each.

7. Waivers

From the material you supplied us, it appears that waivers of development standards will be addressed through the redevelopment plan process. If you decide to request any waivers, clearly list them in your Letter of Introduction. Please provide justification according to the criteria listed in Section 405 of the Zoning Code. Staff will make a determination of support based on existing conditions and site functionality.

We are addressing these through the redevelopment plan process. No waivers are specifically addressed in the Letter of Introduction but rather we did express areas where we are aware of not

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meeting the zoning code and the reasoning behind it. Should official waivers be necessary, we will add them at a later time.

Best Regards,



Bryant Mazzetti
Powers Brown Architecture
Managing Principal