

January 11, 2022

Ariana Muca
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: 1450 S. Abilene Second Submission– Comment Response
Application Number: **DA 2292-00**

Dear Ms. Muca:

Thank you for the comments on the MAA Abilene Multi-Family Second Submission which we received on December 13, 2021. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

Second Submission Review

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

- 1A. Thank you for completing a neighborhood meeting on November 17, 2021. As the process continues. All registered neighborhood groups and HOAs in a one-mile radius and abutting property owners will be updated and sent a letter to the Public Hearing on this case. Continue to do outreach and be prepared to speak on neighborhood outreach at the Public Hearing to Commissioners. There has been one comment during the second review process and it is listed below.

Response: *Our team has been proactive in addressing neighbors' concerns and is working to ensure that MAA Abilene will be a good future neighbor.*

- 1B. Name: Pete & Valerie Lucero of 13921 E Arkansas Dr. Aurora, CO 80012 / 3037456564 / tincu31@aol.com
Comment: "Writing again to voice my concerns. I received the letter and was planning on attending the 11-17-21 meeting. The Phone #1-408-418-9388 password development were incorrect. I was very surprised that most neighbors did not receive the letter. It would be my expectation that all Sableridge residents be included, as this will affect the quality of life for all. Ariana told me that letters were sent within one mile radius from the build. I walked the neighborhood passing out 100 letters, most that I spoke with had no idea that this was in the planning stages. I could not access the meeting. After trying several times, frustrated. I left Ariana a message to let her know the information was not correct, that I had concerns. When the meeting was over, she called me back and apologized. Stated she would reach out to Mr. French asking him to contact me back. Mr. French called me back. I'm still very concerned about the excessive traffic, lighting, parking, noise, and pollution. Not to mention FIVE stories all the way around, some units facing my backyard, would you want this in your backyard with a parking garage 393 provided spaces. I know that I do not. The houses that back this development will not have any privacy ever. Mr. French stated the plan was to remove the big wooden fence & place a rod iron fence, to make the area more park like. This will be even more invasive allowing much more noise & lighting to our houses all hours of the day & night leaving us with no privacy at all. The berm area is on a slope making it hard to maintain. They should just go back 10 feet and build a 12 ft cinder block fence. Mr. French reports that a traffic study had been completed, Florida & Abilene can take that amount of traffic. Please go there any day of the week to see the traffic. The bike lane has caused the loss of the right-hand turning lane. Any Saturday the traffic backs up at Abilene and Mississippi the curve by Burlington's can't even handle the amount of traffic as it is. Your genius planning of the bike lane has the people along Florida already putting their trash cans on the sidewalk. If you get behind the trash truck, postal truck, or UPS truck, you have to try & go around or just wait. It's an accident waiting to happen. Only one lane at Florida & Abilene the traffic already backs up. I can't even imagine how bad it will be adding 259 units. Mr. French also thinks that the people that live there will rely solely on the light rail, & work at The Medical Center of Aurora, UCH or Fitzsimons. It's unrealistic to think this. Aurora is too big of a city to only rely on the light rail & not have a car. This will increase the pedestrian traffic through our neighborhood with increased crime & vandalism. As far as people renting most people would prefer a quieter area not a busy street, with light rail traffic along with the highway for their view. This will greatly impact our property values. We will never be able to sit on our patios & enjoy another sunset."

Response: *The design team is sympathetic to neighbor concerns and working to ensure that MAA Abilene will be a good future neighbor to existing residents.*

2. Introduction Letter

- 2A. Your justification for a landscape buffer is not complete. For example, where are the art locations site users will be viewing? How is the landscape going above and beyond, for example, "Planting has increased by 23% beyond code requirement"? Justifications need to be specific.

Response: *The adjustment justification has been updated with greater detail in both the letter and the Site Plan cover sheet.*

- 2B. As per code section 4.8.5.4 Massing and Articulation, all Multifamilies must have two horizontal articulations. You are justifying the adjustment of an extended building length with a code requirement. This is not acceptable and needs to be redone.

Response: *The use of stoops and landscaping on the west and south elevations activate these primary and secondary facades as pedestrian friendly zones. The east façade abutting the single family residential is more of a minor façade with the fire access lane, minimal surface parking, and service entry. The east side of the building won't be highly utilized from the ground level, but the addition of planters and landscape lighting on the east façade (RE: photometric sheet) as well as the continuation of the design language from the south elevation wrapping around to the east side will make it more pedestrian friendly as well. In addition, the existing landscape buffer between the east driveway and the single-family residences to the east will be maintained to minimize visual impact to the neighbors. That said, the east façade implements horizontal and vertical articulation as well, and there is a more detailed breakdown of those elements in the response to Comment 2C.*

- 2C. In your introduction letter under site plan approval letter - you state the building is pedestrian-scaled. As it is a five-story building, please detail the vertical and horizontal articulation that achieves pedestrian-scale design. Please have your introduction go beyond simple statements. This needs to be an explanation of what your application is meant to achieve to commissioners, citizens, and staff.

Response: *The MAA Abilene Multi-Family project has been designed with materials to connect with the existing residential neighborhood to the east as well as to create iconic moments of architecture with the pitched roof elements that onlookers will associate with Florida Station. As is relates to the pedestrian realm, the required (2) methods of horizontal articulation have been implemented:*

- *1) a change in stucco color at balcony offsets*
 - *2) the balcony offset itself*
 - *Plus a 3rd horizontal articulation method has been implemented in the contrasting parapet and sloped roof forms across all the facades.*
- *In addition to the horizontal articulation, vertical articulation has been met in (3) repetitive language elements of the building:*
 - *Language 1: darker color "base" in stucco masses with a 3" reveal at the 2nd floor plate transition to the "middle" lighter color and then another 3" reveal 3FT below the parapet cap to delineate the "top".*
 - *Language 2: The corners of the building are anchored with masonry masses. These masonry masses articulate the base in a simpler manor with soldier coursed brick at the 2nd floor window sill height. At 5th floor window sill, a row lock acts as a transition to a synthetic wood look material and capped off with a sloped roof to delineate the "top" language.*
 - *Language 3: The units on either side of these corners step the brick material back down to the 3rd floor plate height and utilize a projecting shade device to transition from the "base" to the "middle" light stucco that terminates at a projecting roof "top" element.*
- *Going beyond the requirements of vertical and horizontal articulation, the use of stoops, grounded landscaping, and lighting elements along the primary Abilene façade and secondary Florida Ave. façade, activate these sides of the building as pedestrian friendly zones. The East side of the building continues the same design language, landscaping, and building/landscape lighting even as it is not intended to be utilized as much with its minimal surface parking and service entry.*

- 2D. As requested in the previous review letter - please go into detail on how this application completes the Florida station area plan. If you need another copy of the Florida Station Area Plan please email amuca@auroragov.org. There are some examples below of the Station Area Plan details.
Response: The letter has been revised to further detail adherence to the Florida Station Area Plan.

3. Completeness and Clarity of the Application

- 3A. Will there be any monument signage? If yes it needs to be on the site plan, detailed and included in the data table.
Response: No, all signage will be affixed to building elevations.
- 3B. Please see all notes on the Data Table.
Response: Notes have been revised, per comments.
- 3C. Add hatches to legend.
Response: Hatches added.
- 3D. Label building setback from east, west, and south.
Response: Building setbacks added
- 3E. Add all fence-type details such as the sound wall and pool fencing.
Response: All fence type details have been added to plans.
- 3F. Add trash enclosure detail and retaining wall details.
Response: Trash facilities to be located in interior of building and will not require screening, retaining wall detail added to grading plan.
- 3G. Add all site furnishing details such as benches and trash cans.
Response: Site furnishing details have been added to plans.

4. Architectural and Urban Design Issues

- 4A. *Repeat Comment:* Please add dimensions to the access path in the detention pond.
Response: Access path dimensioned on grading and landscape plans.
- 4B. In your introduction letter, you speak of the detention pond as an amenity. This needs to be part of your site plan package. You are not providing any landscaping other than native seed in the detention area. It cannot be included as landscaping without planting. If it will not be treated as an amenity, please exclude it from Introduction Letter.
Response: Detention pond is not being considered an amenity at this time and any related language has been removed from Introduction Letter.

Elevation Sheets

- 4C. Several question on building entries on the elevations. Would you please review Table 4.8-9 of the UDO for how entries shall be treated?
Response:
- o **The Northwest (Primary) building entry uses high transparency storefront on a corner mass that stands out from the rest of the building. An entry canopy that extends to the driveway on the north for pedestrian access, vehicular drop-off and a distinct roof form over this**

massing element signify entry in addition to the use of signage.

- o *The South (Secondary) Façade uses an entry canopy (awning) with enlarged storefront transparency on a projected mass to signify tenant entry from the pedestrian realm.*
- o *The East (Minor) Façade has a service entry access point that tenants can use, but only uses the protection of the balcony above so as not to assign more or equal hierarchical value in the façade than the Primary or Secondary sides. The main access to this end of the building is at the southeast corner of the parking garage where it connects to the building with an open breezeway and entry.*

- 4D. The east elevation will need to be adjusted based on your justification for an adjustment to building length. The east elevation does not display pedestrian-scaled design and needs to be redone.

Response:

- o *The east elevation is a “minor building face” as is described in the Aurora UDO. The elevation implements three methods of horizontal articulation:*
 - *1) a change in material/color within the prescribed 50ft max that runs the full height (excluding the ground level)*
 - *2) horizontal offset at the balconies within the prescribed 50ft max*
 - *3) a change in parapet height or roof form*
- o *The east elevation implements at least one method of horizontal articulation for each of the three categories (base/middle/cap):*
 - *Base: a horizontal reveal line in stucco masses at the second story floor plate and a change in brick patterning with a soldier course at the second level window sill height in brick masses.*
 - *Middle: a change in color between the first and second floor in stucco masses.*
 - *Top: a 3in reveal line in stucco forms that is 3ft from the top and the use of a projecting roof line over brick forms.*
- o *In short, the east elevation carries the same design language around from the south elevation, and in addition uses landscape/building lighting and planters to improve the pedestrian experience between the building and the fire access lane.*

Photometric Sheet

- 4E. Section 4.4.4.A of the UDO states the maximum height of any exterior pole mounted light or building-mounted light shall not exceed 15 feet if the light pole is located within 100 feet of a Protected Lot in Subareas B.

Response: *Photometrics have been adjusted on the eastern boundary of the property where the code section applies. All light fixtures within 100 feet of protected lot have been reduced height to 15' or lower.*

- 4F. All exterior lighting fixtures located within 100 feet of a Protected Lot in Subareas B, shall be turned off between 11:00 pm and 7:00. There will need to be a note on your photometric sheets for code enforcement.

Response: *Note added to general notes on photometric sheet.*

- 4G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets. Would you please adjust lighting based off this standard?

Response: *Lighting has been adjusted to meet the 0.1 footcandle at the 10' property offset boundary,*

except for locations adjacent tot walkways, driveways, public and private streets.

- 4H. Standards for exterior lighting are found in Section 146-4.9. Show specific details of lighting on the plan and on building elevations. As this is located within a designated transit-oriented development area, light standards for TOD are unique and required for all development proximate to light rail stations. Gullwing streetlights and Louis Poulsen pedestrian lights should be used.

Response: Photometrics have been revised for certain fixtures and overall photometrics have been adjusted.

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright red)

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- Under the City of Aurora Notes, remove the reference to the previous landscape code within note 6.

Response: Reference to previous landscape code has been removed from note.

- Please adjust the location of the plant quantities within the Plant Schedule.

Response: Plant quantity column has been relocated in plant schedule.

- Include a detail of the proposed fence that is material, color and height.

Response: All fence-type details have been provided.

Sheet 8 of 18

- Make sure adjustment requests for landscaping are found on the landscape plan and the cover sheet. Based upon the current submittal, there are likely to be four landscape adjustments. One for the detention pond within the required street frontage buffer. A second one for the lack of evergreen trees in the street frontage buffer. A third for the provision of street trees along E. Abilene Street due to utility conflicts and the fourth one for compliance with the required building perimeter landscaping for multifamily buildings.

- Address the review comments relative to the various landscape tables provided.

Response: Landscape tables have been revised per various comments.

Sheet 9 of 18

- Label the buildings.

Response: Buildings have been labeled on plans.

Sheet 10 of 18

- Label the buildings.

Response: Buildings have been labeled on plans.

- Darken the outline of the transformers and the building

Response: Transformers and building outlines have been darkened on plans.

- Label the fence.

Response: Fence has been labeled on plans.

- Given the number of trees that are required along S. Abilene Street, use no more than two species of trees.

Response: Proposed trees have been removed from plans and intent is to keep existing trees to fulfill the requirements for S. Abilene Street.

- The letter of introduction indicates that art will be part of the detention pond. Has that been done? If so, label

that on the pond and provide some details within the plan set of the art components.

Response: There is consideration to incorporate public art in or around the detention pond, pending review from our Public Art reviewer. Please see the Public Art Plan included with this submittal for additional information.

- There is an existing underground electric line along S. Abilene Street as well as an overhead transmission/tower line. Will the street trees be permitted?
Response: Proposed trees have been removed from plans and intent is to keep existing trees to fulfill the requirements for S. Abilene Street.
- Provide the missing plant call-outs.
Response: Plant callouts have been added to plans.
- Turn off the identified circles.
Response: Circles have been frozen on plans.
- Provide a cross section where indicated.
Response: Cross section has been provided.
- Given the number of street trees required along E. Florida Avenue, please only have three tree species.
Response: Street trees have been revised to utilize three species.
- Do not hatch the shrub beds. It makes it more difficult to see the plant material. Just add a note to the landscape notes that describes the mulch treatments being provided.
Response: Shrub bed hatch has been frozen on plans and notes describing mulch treatments across site have been included on landscape plans.
- Add fencing to the legend.
Response: Fencing has been added to legend.
- Refer to the Key Map that has been marked up that demonstrates what is being considered for building perimeter landscaping.
Response: Building perimeter landscaping and charts have been revised/updated per the markup.

Sheet 11 of 18

- Darken the outline of the transformers.
Response: Outline of transformers has been darkened.
- Provide a height for the retaining wall.
Response: There is no retaining wall in this location, mistake linework has been removed from plans.
- Label the buildings.
Response: Buildings have been labeled on plans.
- Turn off the miscellaneous labels where indicated.
Response: Labels have been turned off and replaced with symbols for various lighting components across site.
- Provide the required building perimeter landscaping along the east side of the building.

Response: Required building perimeter landscaping has been added to east side of building.

- Add the existing tree symbology to the legend.

Response: Existing tree symbols have been added to legend.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 6A. The Needs to be 1% of construction costs as per public art TOD requirement. Need to complete public art plan and budget to be submitted and approved. Please get in touch with Roberta Bloom to discuss the details of the Public Art Plan.

Response: Noted, the construction to art budget ratio is included in the enclosed Public Art Plan.

- 6B. Please submit the Public Art on time with the submission. It is not a separate submission but part of the package. You may not go to Public Hearing till the Public Art Plan is submitted.

Response: A Public Art Plan is included with this submittal, the team appreciates the feedback we've received from Ms. Bloom.

7. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Noted.

Site Plan

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- 7B. Updated ramps are required to be directional and out of the path of the cross pan, typical.

Response: Ramps updated to be directional and out of cross pan.

- 7C. If the existing trees are to be removed, please widen the existing and proposed sidewalk to a minimum of 5.5' along Abilene.

Response: Existing trees to remain.

- 7D. What is this dashed line?

Response: Removed.

- 7E. Call out the radii of the proposed fire lane easement, typical.

Response: Radii labeled.

- 7F. Repeat Comment: Please remove pipe linework from the site plan sheet.

Response: Pipe linework removed from site plan sheet.

- 7G. Repeat Comment: Label all proposed walls, material, and railing for walls over 30".

Response: Proposed walls labeled.

- 7H. Please clarify what is paved and what is landscaped on the site plan and grading plan in this area.

Response: Paved areas hatched with concrete hatch.

- 7I. Is this light to remain?

Response: Light to be removed.

7J. Light to be relocated out of the sidewalk.

Response: Light relocated out of sidewalk.

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7K. Please add a slope label to the maintenance path - 10% max.

Response: Slope label added.

7L. Add "with railing" to retaining wall labels.

Response: "With railing" added.

7M. Please add the elevation of the 100-yr WSEL.

Response: Elevation of 100-yr WSEL added.

7N. Please clarify, is this area draining towards the building?

Response: Not draining towards building, revised.

7O. Please provide slope labels in this area.

Response: Slope labels added to courtyard area.

7P. Call out proposed walls, max height, wall material. All walls over 30" require railing.

Response: Proposed walls called out with height and material.

7Q. Please label all proposed and existing easements, typical.

Response: All easements labeled.

7R. Please show railing on the wall section.

Response: Railing added to wall section.

7S. *Repeat Comment:* Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: Note was on sheet, please see utility and grading plan for note.

8. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

8A. Update to TIS is still needed/required for final approval. Comments were provided 11/24/21 to drael@norris-design.com and were minor, but the update needs to be documented for approval.

Response: Updated.

8B. Units exceed the number that were studied in the TIS in project data. Update TIS accordingly, or revise this submittal.

Response: Unit number reviewed.

Site Plan

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8C. Mark crosswalk, per COA Standard Detail TE-12.

Response: Crosswalk markings added.

- 8D. Add stop sign here for intersection with parking structure exiting traffic.
Response: Stop sign added.
- 8E. Show adjacent striping within Abilene ROW.
Response: Adjacent striping in Abilene ROW shown.
- 8F. Stop sign needed.
Response: Stop sign added.
- 8G. Include striped centerline (double yellow) on approach to Abilene.
Response: Striped centerline added to approach to Abilene.
- 8H. Directional ramps needed.
Response: Directional ramps provided.
- 8I. Stop sign needed.
Response: Stop sign added.
- 8J. Note removal/adjustment of bike facility median.
Response: Noted.
- 8K. This signal pole should be shown facing northbound traffic.
Response: Revised.
- 8L. Modifications will be needed to this bike lane striping to allow for left-turn into the site (match other existing striping schemes for access crossing the bike facility).
Response: Noted and shown on plans.
- 8M. Marked crossing per COA Standard Detail TE-12.
Response: Crosswalk markings added.
- 8N. Note needed painted centerline for bike facility now that the existing access is closed.
Response: Note added for painted centerline for bike facility.
- 8O. Note removals of existing green bike crossing striping within the bike facility.
Response: Noted on site plan.

9. Utilities (cstephen@auroragov.org/ 303-653-6846/ cstephen@auroragov.org / Comments in red)
Master Utility Report

- 9A. Add the following to Section III C: Velocities in the 8-inch water line exceed the maximum criteria in Aurora Water Specifications, however, Aurora Water has reviewed and approved a variance for this condition.
Response: Noted.

Site Plan

- 9B. Show and label proposed easements for fire hydrants and meter pit.
Response: Easement shown and labeled.

- 9C. Fire hydrants greater than 5 years old are required to be replaced per Aurora water specifications. This applies to both on-site hydrants.

Response: Noted and called out on plans.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

1 of 15

- 10A. See multiple comments to provide site data block information.

Response: Information has been provided, per redlines.

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- 10B. *Repeat Comment:* See comments for fire lane sign locations.

Response: Fire Lane signs added.

- 10C. Provide accessible parking wheel stops.

Response: Accessible parking wheel stops added.

- 10D. See comment to provide 26' fire lane easements.

Response: 26' fire lane provided on east side of building.

- 10E. See comment for median on Florida Ave. This median is an issue for fire apparatus being able to set up on this street. Provide 26' fire lane easements on the north and east sides of the building and garage.

Response: Discussed with fire and awaiting response. 26' fire lane provided on east side of building and bike lane median appears to be mountable.

- 10F. Provide mountable curb within the fire lane easement.

Response: Mountable curb proved in fire lane easement.

- 10G. See comment for encroachments into the fire lane easement.

Response: Revised.

Utility Sheet

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- 10H. Show the Fire riser room location. (Typical on Site, Utility, Landscape and Photometric Plans.)

Response: Fire riser room location shown.

- 10I. *Repeat Comment:* See fire hydrant location.

Response: Fire hydrant across Florida Ave to be utilized for site, discussed with Aurora Fire.

Photometric Sheet

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- 10J. *Repeat Comment:* See first review comment for encroachments into the fire lane easement. I understand the light symbol may be oversized, but the lights are encroaching into the fire lane easement.

Response: Revised.

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

- 11A. See the comments on the site plan. Attend to the separate documents still needed for the acceptance of the site plan and any building permits, down the road. Contact Grace Gray at ggray@auroragov.org for the License Agreement issues and Andy Niquette at dedicationproperty@auroragov.org and releaseeasement@auroragov.org for the dedication and releases of the easements needed.

Response: Andy contacted and separated documents to come.

Cover Sheet

1 of 15

- 11B. This has been superseded by the Note 8 above (delete note 9).

Response: This note has been removed.

- 11C. Legal Description Edit: THENCE ALONG SAID SOUTH LINE SOUTH 89°56'38" WEST 590.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST FLORIDA AVENUE AS DESCRIBED IN BOOK 6366 AT PAGE 171 RECORDED IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK AND REOCORDER'S OFFICE;??

Response: Legal Description has been updated.

Site Plan

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- 11E. Repeat Comment: Fire Line is two words not one.

Response: Revised to two words.

- 11F. Cover the meter with an easement.

Response: Meter covered with an easement and labeled.

- 11G. Send in a copy of the recorded release.

Response: Copy of record release will be sent in.

- 11H. License Agreement needed for the walls and handrails in the easement.

Response: License Agreement will be provided for walls and handrails in easement.

- 11I. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releaseeasement@auroragov.org to start the separate documents processes.

Response: Dedication process has begun, and Andy has been contacted to start the documents processes.

12. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

- 12A. No further comments.

Response: Noted, thank you.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 13A. Any tree less than 4" in diameter does not require mitigation. Remove these trees from the tree mitigation table and recalculate.

Response: Any trees less than 4" in diameter have been removed from table and calculations have been adjusted.

- 13B. Aurora Forestry cannot approve plan until tree mitigation has been paid.
Response: Noted, thank you.

14. Aurora Public Schools (Josh Hensley / 303-365-7812/ jdhensley@aurorak12.org)

- 14A. See below for comments.
Response: Noted, thank you.

15.RTD

- 15A. No comments for this project.
Response: Noted, thank you.

End of Response to Comments