

Planning Division  
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Aurora, Colorado 80012  
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August 4, 2022

Nazan Wolfe  
Aurora Mental Health Center  
1290 Chambers Road  
Aurora, CO 80011

**Re: Initial Submission Review – AUMHC Safety Net Campus – Master Site Plan and Plat**  
Application Number: **DA-2322-00**  
Case Numbers: **2022-6036-00; 2022-3055-00**

Dear Ms. Wolfe:

Thank you for your initial submission, which we started to process on July 11, 2022. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 25, 2022.

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.

Your estimated Planning Commission hearing date is still set for November 9, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.379.7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Joe Coco-CKE Engineering LLC 14257 W Evans Circle Lakewood CO 80228  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2322-00rev1



## *Initial Submission Review*

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

- Phasing Sheet (Planning)
- Data Table (Planning)
- Building Orientation Toward the Street (Planning)
- Design Standards (Planning)
- Payment of Fees (Planning)
- Adjustment Requests (Planning)
- Street Buffers (Landscape)
- Detention Pond Landscaping (Landscape)
- Preliminary Drainage (Public Works)
- Stormwater Infrastructure (Public Works)
- Cover Sheet Notes (Fire/Life Safety)
- Two points of access and Looped water supply (Fire/Life Safety)
- Accessibility Requirements (Fire/Life Safety)
- Fire Hydrant location and labeling (Fire/Life Safety)
- Fixture Unit Tables with Site Plans (Water)
- Underground Detention (Water)
- Tree Mitigation (Forestry)
- Easements and License Agreements (Real Property)
- Public Service Comments (Xcel Energy)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. None currently.

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

- 2A. Fees in the amount of \$22,819.00 are due prior to the second submission.
- 2B. Enlarge Vicinity Map and include adjacent roadways.
- 2C. Provide a Data Table with the next submission. Include the following: Total Land area, building coverage, hard surface areas, landscape area, number of buildings, building heights, number of Street Buffers (Landscaping) of residential units, building construction type, fire protection, zoning district, allowable signage, required parking for each use, provided parking counts including ADA spaces and bike parking.
- 2D. Provide justification for adjustment requests in the Letter of Introduction with the next submission and address the criteria for each request.
- 2E. Please clarify and memorialize the Phasing order with the next submission by providing a table to document phasing. What will be constructed within each phase and will there be certain triggers for each phase? What parking will be needed during each phase? Consider adding a phasing plan sheet with the next submittal.
- 2F. Please label bold black dashed lines.
- 2G. Please label designated open space and add square footage to the data table.

#### **3. Streets and Pedestrian Comments**

- 3A. Label sidewalk widths throughout the plan. Provide and label the uses for Lot 1 + 3.
- 3B. Label proposed entrances for each building. Code requires that buildings front and orient toward the street.



#### **4. Parking Comments**

- 4A. Add parking space counts in the data table with the next submission.

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

- 5A. Please shift the building to better front/orient toward Peoria Street. Look at orientating the building 45 degrees from the multifamily to front Potomac Street.
- 5B. Consider moving the designated open space into the middle of the development to reach all possible campus users.
- 5C. Provide design standards for outdoor furniture, patio spaces, fencing, and retaining walls if there is a theme to the development.
- 5D. Label available community amenity space. In your next submission, discuss in your letter of introduction how will it be activated.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

*6A. Sheet 1*

Update the Site Plan Notes, note 23 per the comment provided.

*6B. Landscape Plan*

Provide a sheet number consistent with numbering in the rest of the plan set.

Update the title of the sheet.

Label I-225.

Please add a note: Separate and detailed landscape plans including the building perimeter, parking lots, general open space areas, trash enclosures, etc. will be included with subsequent submittals as part of the individual site plans for all three phases.

List all landscape adjustments on the landscape plan. Make sure the letter of introduction includes the adjustment request, the hardship for the adjustment, and the mitigating measures proposed to offset the adjustment request.

The street and non-street buffers - refer to the pre-application review letter for what those are, should be included in this plan. The buffers should be dimensioned, and the plant material provided now. The installation of the actual plant material can be deferred until each abutting phase is developed, but an overall landscape concept should be included here and not separate with each phase. Include the landscape table documenting compliance with the buffer requirements.

Because the detention ponds require landscaping and those will be constructed before any other buildings and infrastructure, the landscaping for the ponds needs to be included on this plan sheet.

Include the table documenting compliance with the Unified Development Code.

If there are improvements required along the Potomac street frontage, the street trees along Potomac Street should be included here. If the street frontage, including widened sidewalks, are part of one of the three proposed phases, then the street trees can be shown in that phase.

Show any proposed fencing as a distinctive line type. Add to the legend and label. Include the proposed walls - darker- and add to the legend.

Include any easements dimensioned and labeled in any subsequent landscape plans.

#### **7. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@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** (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

- 8A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 8B. Indicate the pavement material types.
- 8C. What is meant by "water quality area?" Is this a rain garden?
- 8D. What is the radius of the turnaround? How long is the dead end?
- 8E. Label existing retaining wall and all existing easements.
- 8F. Show all stormwater infrastructure (including underground storm) on this sheet.
- 8G. Check typos throughout the plan.
- 8H. A drainage easement is required for any permanent BMP.
- 8I. See contour and slope comments.
- 8J. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 8K. Trees are not typically permitted in drainage easements nor on top of proposed underground detention. Please check with *Aurora Water* regarding requirements.

**9. Traffic Engineering** (Steve Gomez/303-739- / [Segomez@auroragov.org](mailto:Segomez@auroragov.org) / Comments in amber)

- 9A. Traffic comments will be provided by the reviewer. Contact the reviewer with any questions.

**10. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)*Site Plan Comments**Sheet 1*

- 10A. Please add the provided cover sheet notes.
- 10B. Provide a data block as shown.
- 10C. Include the ICC code edition within the construction type and occupancy.
- 10E. This site plan is missing critical elements, which will be an incomplete Fire Life Safety review. It is possible the next review may generate several FLS comments.
- 10F. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply.
- 10G. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 10H. Advisory Note: This appears to be an infill project, which if applicable, a separate demolition permit must be obtained for the addressed structure through the Aurora Building Division to the start of any removal of the structure that requires demolition.
- 10I. Will this site be gated? If the area of this site is gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 10J. Please note, FLS cannot waive the accessibility requirements of the code. Please provide a statement that the proposed reduction of accessible parking is code compliant and that you have received approval from your case manager.
- 10K. Add the following notes:  
THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT



VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_.

10L. Please provide a completed Implementation plan, see the example table template.

Sheet 2

10M. Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround. Please provide a turnaround if this project is phased.  
A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

10N. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments

10O. Show and label the fire lane signs.

10P. Please revise the fire lane sign locations to meet the following requirements:

10Q. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double-headed arrows pointing in both directions.

10R. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.

10S. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

10T. Fire lane signs should be installed 2' behind the curb or sidewalk.

10U. The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the signpost.

10V. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection, or encroach into the accessible route of the sidewalk area.

10W. The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply, and fire hydrant as required by the adopted fire code and city ordinances.

10X. The 2015 IFC, Section D105.1 requires Aerial Fire Apparatus Access Roads where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, 9144 mm. Additionally, aerial fire apparatus roads shall have an unobstructed width of 26' and be located within a minimum of 15' and a maximum of 30' from the building, positioned parallel to one entire side of the building.

10Y. The goal of creating a second independent point of emergency access needs to follow the requirements of 2015, IFC, Section D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

10Z. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk and width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing.



- 10AA. A second point of access may be achieved if a cross-access/fire lane easement can be established with the abutting site. Please identify if interconnecting fire lane easements are a viable option.
- 10BB. At least one Knox Box will be required at the front main entrance to each building, and exterior fire riser room door.
- 10CC. The utility, site, landscape, photometric sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.
- 10DD. Photometric sheets –
- 10EE. Show the accessible route to the accessible parking by a heavy dashed line. Verify a minimum 1 foot-candle of illumination along its entire length.
- 10FF. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- 10GG. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.
- 10HH. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, and width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing

#### Sheet 3

- 10II. To ensure the timely implementation and a better understanding of the required two points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase. TYP for each phase.
- 10KK. Add the following note: Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply. The approved roads must meet the 2015 IFC Appendix D "Remoteness" requirement.

#### Sheet 6

- 10LL. Please show the grades and cross slopes along the fire lane easement.
- 10MM. This turnaround element is not reflected on the Plat. Please revise accordingly.
- 10NN. The utility sheet must show the location of the fire department connections, Knox boxes, and fire riser rooms.
- 10OO. Advisory comment: At least one Knox Box will be required at the front main entrance to each building, and one at the exterior fire riser room doors.
- 10PP. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private). TYP
- 10QQ. The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. of an on-site fire hydrant. TYP
- 10RR. Show the location of the fire riser rooms. TYP of landscape, utility, photometric sheets. The mention sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.
- 10SS. Fire hydrants can be placed on average 500', as long as a fire hydrant is within 100 ft' of the FDCs.

#### **11. Aurora Water** (Fatin Ghazali / 303-807-8869 / [Ighazali@auroragov.org](mailto:Ighazali@auroragov.org) / Comments in red)

- 11A. Each meter will require a fixture unit table on the civil plan. A demo SWMP will also be required.
- 11B. Specify and label fire lanes. Indicate if "private".
- 11C. Any private storm in a public utility easement requires a license agreement.
- 11D. Maintenance access is required to all inlet and outlet structures.





- 11E. Underground detention is subject to approval during stormwater management plan review.
- 11F. Call out connection to the existing water main.
- 11G. Make a straight connection with the manhole to the existing sanitary sewer main. This will eliminate the need for the additional easement.
- 11H. No trees are permitted within utility easements.

**12. Forestry (Rebecca Lamphear/ 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 12A. There are a substantial number of trees on this site that will be impacted by development. As a result of the number of trees and their mature size, tree mitigation will be substantial on this site. You will be required to hire a Consulting Arborist for the tree inventory and appraisal for this project.

12B. Tree Mitigation Requirements:

Trees on site that are 4" or greater in the caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

12C. Forestry's Role in Site Plan Review:

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Foretree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	<a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a>	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – make sure the Consulting Arborist contacts Forestry for an understanding of the correct number of inches to be shown on the spreadsheet. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is no room to replace the number of inches that will be lost, payment can be made to the Community Tree Planting Fund based on the dollar value associated with tree loss. Please keep in mind that the dollar value will be substantial.



Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included in the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>

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

- 13A. The plat and site plan should match. The Lot numbers need to be changed to reflect sequential and consecutive, so switch Numbers 1 and 2 around. Add the 10' Utility Easement around the perimeter of the plat. Send in the updated Title Commitment for review. See additional red line comments on the plat and site plan for minor changes.
- 13B. If the retraining wall is within the 16' Water Easement or the drainage easement a license may be required. Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.

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

- 14A. See attached letter.





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

July 28, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Elizabeth Fuselier

**Re: AUMHC Safety Net Campus, Case # DA-2322-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master site plan and plat for **AUMHC Safety Net Campus**. Please be aware PSCo owns and operates existing natural gas and electric facilities along the north and southwest sides of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities, be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com