

Planning Division
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March 17, 2022

Gretchen Awalt
FDG Lona Associates, LLC
240 Saint Paul Street, Ste 400
Denver, CO 80206

Re: Third Submission Review – Forum Vista Creek – Master Plan, Site Plan and Final Plat
Application Number: **DA-2248-01**
Case Numbers: **2021-7009-00; 2021-4025-00; 2021-3051-00**

Dear Ms. Awalt:

Thank you for your third submission, which we began reviewing on February 28, 2022. 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 and community members.

Since several important issues remain, you will need to make another submission ahead of the Administrative Decision and Planning & Zoning Commission process. Please revise your previous work and send us a new submission on or before April 1, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Diana Rael, Norris Design
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2248-01rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional comments were received from several outside agency groups nor from any adjacent property owners or registered neighborhood organizations.
- 1B. Please verify that E-470 Authority would support an adjustment request to remove the requirement for a sound attenuation wall adjacent to E-470. This would be provided with the adjustment request to the Planning Commissioners and used to further justify this request.

2. Completeness and Clarity of the Application

Avigation Easement

- 2A. Please provide an exhibit with the Avigation Easement showing the metes and bounds legal description. This exhibit should be attached to the easement documentation.

Site Plan

Sheet 1

- 2B. Ensure that the area percentages add up to 100%.
- 2C. Add an amendments block to the cover sheet.
- 2D. The exhibit for sound attenuation needs to be provided and reviewed prior to the Planning and Zoning Commission hearing.

Sheet 4

- 2E. Are the “T” boxes telecom/utility boxes? Please label or add it to the legend.
- 2F. Please choose a different symbol for the bike racks. The current symbol is too generic and blends in with other line types. Be consistent with the symbol throughout.
- 2G. Match the bike rack symbol utilized in the legend.
- 2H. Do not show adjacent parking on the site to the south as this may change based on their submittal, typical for all sheets.

Sheet 11

- 2I. Fix the overlapping text.
- 2J. Include a detail of the shade structure on the Site Plan details.
- 2K. Add the missing fire hydrant symbol.

Sheet 12

- 2L. Ensure the symbols are consistent throughout each plan sheet.
- 2M. Add the missing fire hydrant symbol.

3. Zoning and Land Use Comments

Site Plan

Sheet 3

- 3A. Include dimensions for separation of buildings. The maximum is 180’ along arterials and 45’ along the main street.

4. Streets and Pedestrian Issues

Site Plan

Sheet 4

- 4A. Add crosswalk striping to all drive aisle crossings, typical on all sheets.



5. Parking Issues

Site Plan

Sheet 1

- 5A. Apologies for the mistake on the calculation for bicycle parking spaces: Multifamily specifically requires 1 space per 10 dwelling units in Subarea C, which is larger than the 5% previously stated. Please update the required bicycle parking to 32 spaces.
- 5B. Include information on where the indoor spaces will be placed. In order to be utilized for the bicycle parking calculation, they should be publicly accessible and not located in a private garage or dwelling unit.
 - If the spaces do not count toward the required total, please add 18 bicycle parking spaces to the provided column and add them to the site plan sheets.

Sheet 11

- 5C. Generally for bike racks: bike racks should be dispersed throughout the development and each building should have access to at least 4 (two inverted U racks).
- 5D. Additional bike racks should be located near the leasing center/clubhouse.

6. Architectural, Urban Design and Signage Issues

Site Plan

Sheet 1

- 6A. Signage is shown on the plan and needs to be added to the data block. Delineate between wall signage and monument signage. (Wall signage is 1 s.f. per linear foot of building frontage with a max of 70 s.f.; monument signage is 96 s.f. max with a max height of 12')

Sheet 10

- 6B. A detail of the monument sign needs to be provided. The detail needs to include dimensions and signage area.
- 6C. Provide the setback from the back of walk to the monument sign base.
- 6D. Consider adding a fence around the north and east sections of the plaza to make sure there aren't bocce balls going into the street. It would also provide good screening for the area.

Sheet 14

Sound Attenuation Wall Exhibit

- 6E. Please provide an updated sound attenuation wall exhibit.

7. Open Space Issues

Site Plan Comments

Sheet 4

- 7A. Label the public plaza and add the square footage.

Sheet 10-11

- 7B. Consider adding amenities to the areas highlighted in light blue such as benches or other site furniture; enhanced paving, stamped concrete, decorative scoring, or pavers; trash receptacles, pet pickup stations, or movable raised planters, etc. In order to count towards the usable open space total, these spaces should include additional elements.
- 7C. Consider changing some of the landscape cobble along the boundary road to enhanced scoring as described in the Master Plan urban design standards.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 8A. Due to excess workload and the amount of landscape plan reviews, landscaping comments will not be provided with this review. Comments will be provided on the following review. Please keep the



responses to the second review comments for landscaping in your subsequent submittal.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. 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

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 10A. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.
- Comments were provided October 2021 and no subsequent submittal has been made.

Sheet 4

- 10B. Repeated comment: the receiving ramp is required.
- 10C. The symbol provided for proposed street lights is not the symbol used on the Site Plans.
- 10D. These plans do not show the transitions to existing Gun Club. Label the existing edge of pavement and the transition from the proposed widening to the existing pavement. This applies at the north and south ends.
- 10E. Label the easement. An access easement is required from the drainage easement to the public ROW.
- 10F. The buildings may not encroach into the easements.

Sheet 5

- 10G. The ROW is still 114'. Refer to the standard roadway section in S1.5.
- 10H. Per the drainage comments, there is an exiting culvert in the area shown on the redlines. Existing flows must be conveyed through the site.
- 10I. The minimum slope for asphalt pavement is 1%.
- 10J. The max slope on site is 3:1.

Final Plat Comments

- 10K. There will likely be additional comments late in the review process if the on-site easements are not included.

11. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 4

- 11A. Show how the section ties to the existing Gun Club Road.
- 11B. Call out axillary lane storage and transition lengths as recommended by the TIS.
- 11C. Call out the stop sign.
- 11D. Provide a signalization easement.

Traffic Impact Study Comments

- 11E. Revise the background traffic to be based off NEATS projections. Aurora Crossroads has undergone several changes in use that will result in lower volumes since the TIS was approved. It would be appropriate to use NEATS AADTs plus Lamar Landing project traffic as the basis for 2045 background volumes. This will result in a significant volume reduction.
- 11F. Provide trip generation rates per dwelling unit.



- 11G. A previous comment may have been made in error. Does 2045 background traffic meet signal warrants? If not, please revert back to analyzing this condition as stop-controlled. EB and WB approaches appear to operate more poorly as signalized in the signalized condition.

12. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Final Plat Comments

- 12A. Note: The Plat shall accurately reflect the Site Plan and show easements including, but not limited to, fire lanes and turning radii.

Site Plan Comments

Sheet 1

- 12B. Change ADA to accessible, typical.

Sheet 4

- 12C. Reference the Utility sheets for the FDC and hydrant placement.
- 12D. Show the dead-end fire lane turn around per 2015 IFC Appendix D, typical. The area highlighted in blue on the redlines is an example only.
- 12E. **2nd Request:** Provide locations of all fire lane sign locations. At this time, the review is only able to locate two signs for the entire site.
- 12F. Provide the delineation of the fire lane in the area called out on the redlines.
- 12G. It appears that the fire lane called out on the redlines. is not connected to the other fire lanes. It also appears that the dead-end fire lane is greater than 150-feet. Clearly identify the fire lane and how it interconnects with the other fire lanes. Also show the required turn around per 2015 IFC Appendix D.
- 12H. The fire lane detail provided on the Site and Utility sheets conflict with each other. It appears on the utility sheets that the areas highlighted in blue are identified as fire lanes. Clearly label and delineate all fire lanes, typical.
- 12I. On this sheet or another sheet, provide an accessible ramp detail including the slope.
- 12J. Clearly delineate the fire lane to show interconnectivity. From the detail shown in the darker blue highlighted area on the redlines, it does not appear that the fire lane extends to the east.
- 12K. Delineation of the fire lane on the Site and Utility sheet do not accurately reflect each other. Show the interconnectivity to the other fire lanes in this site. Since this has been identified as a dead-end fire lane greater than 150-feet, provide a turnaround per 2015 Appendix D. The area highlighted in blue on the redlines is provided as an example only.
- 12L. It is highly recommended that accessible parking be placed in the shortest distance to the lobby where the elevators are located to provide accessible access to this amenity. It appears that at the locations provided, anyone handicapped would have to travel through the building to get access to the elevation, typical.
- 12M. Show details of 5th Avenue and how it interconnects to this site. Note: 5th Ave shall be in place to provide a 2nd point of access to this site. It also appears that there is a water line connection to provide a looped water supply.

Sheet 6

- 12N. Add a fire hydrant to the locations shown on the redlines.
- 12O. Move the FDC to the location shown on the redlines. It shall be visible and have unobstructed access from the fire lane and have a minimum of 3' clearance around the FDC, typical.
- 12P. Move the hydrant to the location shown on the redlines. There are several instances of this comment on this sheet.
- 12Q. Relocate the FDC to the location shown. This will also eliminate a loss of a parking spot for a cross hatched area to provide unobstructed access to the FDC and also resolve clearance issues. There are several instances of this comment on this sheet.



- 12R. The location of the fire riser room and FDCs for building A and the club house on the Site and Utility plan conflict with each other. This makes it difficult for proper placement of the FDC, hydrants and fire lanes. All submitted plans shall accurately reflect each other.
- 12S. Due to the conflicting information between the Site and Utility sheets, move the fire hydrant to the location shown on the redlines at this time.
- 12T. Relocate the hydrant called out on the redlines to the NW corner of 5th Ave and Gun Club Rd as an anchor. 585' to the hydrant to the north and 395' to the hydrant to the south.
- 12U. Are the lobbies to this building accessible? If so, consider providing accessible parking at the shortest route to the lobby.
- 12V. Show details of 5th Avenue and how it interconnects to this site. Note: 5th Ave shall be in place to provide a 2nd point of access to this site. It also appears that there is a water line connection to provide a looped water supply.
- 12W. Add a hydrant to the location shown on the redlines. With the detail provided, I am unable to determine if this is an intersection or not. If this is an intersection, reorient the hydrant on the corner facing south in the direction of travel before turning into the site.

Sheet 9

- 12X. Show the locations of the FDC, fire hydrants and knox boxes on the Landscape sheets.

Sheet 14

- 12Y. Please include the location of the FDC, Riser Room door, knox box and Life Safety signage including but not limited to the FDC and Fire Sprinkler Riser Room signage. A detail is provided on the redlines for your reference, typical on all elevations.

Sheet 21

- 12Z. Show the locations of the accessible parking and extend the accessible route to all accessible parking spots and loading zones. The accessible route on the Site Plan is in conflict with the Utility Plan. All sheets shall accurately reflect each other, typical.

Sheet 22

- 12AA. There is no accessible route shown from the accessible parking spots called out on the redlines.

13. Aurora Water (Clifford Stephen / 303-739-7646 / cstephen@auroragov.org / Comments in red)

Site Plan Comments

Sheet 5

- 13A. Rip rap.

Sheet 6

- 13B. Label the public storm.
- 13C. The connection called out on the redlines is not necessarily needed if you can figure out how to get hydrant coverage without it.
- 13D. Label the item called out in the redlines.
- 13E. A separate irrigation meter is required.
- 13F. An easement for the outfall is required.
- 13G. Extend the sanitary north to the property line.
- 13H. Does the water meter fit in the location shown? It needs a pocket utility easement.
- 13I. Remove the FL from the easement.
- 13J. Label the proposed "Sanitary" Storm Sewer.
- 13K. Provide analysis in the report showing that the proposed storm sewer can meet 20 psi residual pressure under fire flow conditions.



14. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 7

- 14A. Provide an additional table which notes how this development is being credited for open space/neighborhood park/community park requirements. This needs to align with the concurrent master plan submittal. Ensure any planning areas are defined as well as the amenities/final ownership are noted.

Sheet 10

- 14B. The sidewalk shown on the redlines needs to connect to the 9' multi-purpose path.

Sheet 11

- 14C. Describe how the area shown is now meeting the standards of the community connection trail. Please dimension the area appropriately.
- 14D. Per previous comments, benches should still be placed in the areas shown for users to rest. This will help justify the open space credit.
- 14E. If the pedestrian main street area is acting as a neighborhood connection trail, the sharp curve should still be softened so bikes and pedestrians are not having to make such a hard turn.

Sheet 12

- 14F. Even though the area called out on the redlines is no longer being considered a SUP, bike racks should still be provided for users of the area on the west side.

Tab 8 – Land Use Map and Matrix Comments

- 14G. The public plaza area should be broken out with PA-2 and include the neighborhood connector. Include what amenities are being provided. How is this meeting open space dedication requirements?
- 14H. Describe how the entire neighborhood connector trail area is receiving credit for a trail? Provide dimensions and reference the PROS Manual to provide specific evidence.
- 14I. Note that the acreage in line item 2 is also including the public plaza.
- 14J. Line item 2 needs to be clarified: What is being noted for credit? It is PROS' recommendation to separate this out from PA-1 and list it under PA-2 for clarity. Also note the timing for construction. Is this being developed at the same time as the residential?

Tab 9 – Open Space and Circulation Plan

- 14K. The pedestrian connection should be brought out to the 8' multi-use sidewalk.
- 14L. The 0.25-acres provided would be credited to the open space row.

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

Final Plat Comments

- 15A. Send in the updated Title Commitment to be dated within 120 calendar days of the Plat approval date.
- 15B. Send in the Certificate of Taxes Due showing they are paid in full up to and through the plat approval date of recording. This can be obtained from the County Treasurer's Office.
- 15C. Check the section in the legal description.
- 15D. The distance highlighted in the legal description does not match the illustration.
- 15E. Add the names of the public streets within ½ mile of the site.
- 15F. Add "or Tract" to Note 3.
- 15G. Update the title commitment to be within 120 calendar days of the plat approval date.
- 15H. Check the Section at the northwest corner.
- 15I. Is the total width of the E 6th Ave Row 30-feet?
- 15J. The distance called out on the redlines is not shown in the description.
- 15K. Add the recording information for the ROW.



15L. Add the depth of the monument found.

Site Plan Comments

Sheet 1

15M. Is the description in the title correct?

15N. Add "City of Aurora" to the title.

Sheet 4-6

15O. The easement dedications shown must be completed before the acceptance of the Site Plan. Fill in the reception numbers in the spaces provided. Go to the link below for the Real Property webpage and document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>.

15P. Show and label the 10-foot utility easement. There are several instances of this comment on this sheet.

15Q. Check the statement in notes 5 and 6.