

February 23, 2022

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

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

Dear Ms. Muca:

Thank you for the comments on the MAA Abilene Multi-Family Site Plan Submission which we received on February 2, 2022. 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

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 regarding 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 have been no new comments during the third review process.

Response: *The team continued our outreach with neighbors and shared Planning Commission attendance information with them.*

2. Introduction Letter

2A. The introduction letter and site data block have two different parking estimations. Please be consistent and resubmit the introduction letter.

Response: *The letter has been revised and was re-sent to planning staff on Feb. 2, 2022.*

3. Completeness and Clarity of the Application

3A. Confirmed there will be no monument signage. If monument signage wants to be pursued, minor amendment application will be necessary. Monument signage is not affixed to building elevations but a freestanding sign on the ground plane. If there will be monument signage of this nature, please get in touch with your case manager, as this information needs to be part of the planning and zoning commission hearing.

Response: *Noted, thank you.*

4. Architectural and Urban Design Issues

4A. As part of your public art plan, there is a pedestrian bridge. This will need to be reviewed by other departments and needs to be part of the site plan package.

Response: *The bridge is no longer contemplated for the Public Art Plan.*

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

5A. Landscape comments will not be part of the third review. Comments will be provided via technical.

Response: *Noted, thank you.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. Repeat Comment: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved. Advisory: the PDR review was returned on 12/15/21 and no subsequent submittal has been received. Please resubmit the PDR prior to site plan resubmittal.

Response: *PDR resubmitted on 02/08 and is under review.*

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6B. Include material in retaining wall label.

Response: *Material added to retaining wall label*

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6C. Can the existing grading be sent back so the proposed improvements are printed on top?.

Response: *Existing grading sent to back and proposed improvements brought to top.*

6D. Please include additional slope labels to show positive drainage away from the building. Minimum 5% for impervious areas. Typical for the courtyard areas.

Response: Additional slope arrows provided showing positive drainage away from building

6E. Please add a slope label in here.
Response: Slope label added.

6F. Revise the location of this dimension.
Response: Dimension location revised.

6G. Minimum 2% slope in unpaved areas.
Response: Minimum slope provided in unpaved areas.

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

7A. No further comments.
Response: Acknowledged.

8. Utilities (cstephen@auroragov.org/ 303-653-6846/ cstephen@auroragov.org / Comments in red)

8A. No further comments.
Response: Acknowledged.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)
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9A. Repeat Comment: See comments for fire lane sign locations.
Response: Fire lane sign added in requested location

9B. See comment to provide 26' fire lane easements.
Response: 26' Fire lane easements provided and separate pocket utility easements for hydrants provided.

9C. Repeat Comment: See comment for median on Florida Ave. Fire Life Safety is working with the Fire Department on this issue.
Response: Noted

9D. See comment for fire lane sign location.
Response: Fire lane sign added in requested location

9E. See comments for fire hydrant and pocket utility easement.
Response: Pocket utility easements added for fire hydrants

9F. See comment to separate fire lane easements from pocket utility easement.
Response: Fire lane easement separated from pocket utility easements

9G. See comment to relocate the FDC.
Response: FDC relocated to requested location

9H. See comments to provide and label Knox boxes at main entrance.
Response: Knox box provided at main entrance

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org /

10A. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releasereleases@auroragov.org to start the separate documents processes. These will need to be completed before the site plan approval.

Response: Easement dedication packages have been sent to Andy.

Cover Sheet – Legal Description

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10B. Under Parcel B add City of Aurora.

Response: City of Aurora added under Parcel A and B.

10C. Check this info - different on the graphic page under Parcel A.

Response: Linework on site plan updated to match legal description.

Site Plan

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10D. Repeat comment: Send in a copy of the recorded release.

Response: This easement is not being vacated, typo corrected. Release will not be sent as easement is not being vacated.

10E. Repeat Comment: License Agreement needed for the walls and handrails in the easement.

Response: A license agreement will be provided for the walls and handrails in the easement. Since the drafting of construction documents has not yet begun these easements may change and a license agreement for the walls and rails in the easement will be provided when construction document drafting has begun.

10F. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releasereleases@auroragov.org to start the separate documents processes.

Response: Easement dedication packages have been sent to Andy.

11. Addressing (Phil Turner / pturner@auroragov.org)

11A. Repeat Comment: Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will = display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting

CADGIS@auroragov.org

Response: A preliminary digital addressing .DWG file will be submitted ASAP.

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

12A. No further comments.

Response: Acknowledged.

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: All trees less than 4" in diameter have been removed from tables and calculations.

13B. Aurora Forestry cannot approve plan until tree mitigation has been paid.

Response: Tree mitigation fees will be paid upon landscape plan approval from the landscape reviewer as revisions to those plans could impact tree mitigation needs.

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

14A. Please note that there is no approved public art plan. Anything done prior to the approval of the public art plan cannot be counted toward the public art requirement. Public art plans must be approved by the Director of Library and Cultural Services.

Response: Noted, no work will commence until approval.

14B. The timeline indicates that "Calls for entry will begin Q1-Q1 of 2022. We are currently well into Q -1 of 2022. Work

Response: This was a typo and has been revised to state that calls for entry will begin Q2- Q3 of 2022.

14C. "What is meant by the "Aurora Entitlements Process?"

Response: This is meant that the process will begin while the project's construction documents are still in review.

14D. All locations should be exterior and publicly visible and accessible. It appears that two sites are indicated on the maps are interior sites.

Response: All locations were chosen for visibility from Abilene Street and Florida Avenue. The locations diagram has been slightly revised to make clear that all art locations are outside of the building.

14E. The images submitted of the shelter and bridge appear to be basic industrial design. These types of industrial projects cannot be funded using the public art funding. Bridges and shelters, or upgrades to bridges and shelters, can be funded through this process if they are designed by an artist (as defined within the guidelines) and if the artist fabricates them or oversees and approved the fabrication and installation of them.

Response: Noted, these images have been removed and works of this nature are no longer in consideration.

14F. Please address these concerns and resubmit with the revisions.

Response: Comments have been addressed and a revised Public Art Plan is included with this submittal.

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

15A. See below for comments.

Response: Student yield has been noted, thank you.

16. RTD

16A. No comments for this project.

Response: Noted, thank you.