



Planning Division
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November 16, 2022

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

Re: Third 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 third submission, which we started to process on October 27, 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 December 6, 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 *tentatively* set for January 25, 2023. 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 303-739-7450 or 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\2322-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Building Orientation (Planning)
- Open Space Location (Planning)
- Impact of Perimeter Pedestrian Trail on Development (Planning + Landscaping)
- Sidewalk/Trail Buffer (Landscaping)
- Tree Impacts (Landscaping)
- Street and Buffer Trees (Landscaping)
- Detention Pond Landscaping (Landscaping)
- Preliminary Drainage Report (Public Works)
- Tree Preservation (Forestry)
- Tree Mitigation (Forestry)
- Lot Lines (Real Property)
- Show Easements (Real Property)
- Sight Distance Triangles (Traffic)
- Cycle Trach Tie-in (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Architectural and Urban Design Comments

- 1A. Code requirements compel buildings to front streets as much as feasible to increase roadway/pedestrian activation and access. When subsequent individual Phase Site Plans are submitted, staff will further examine building orientation and open space location.
- 1B. The perimeter trail impacts landscape buffers, parking counts as well as easements. Please confirm with the next submission the need and/or request for any adjustments to this master site plan. **** Please contact our office to schedule a meeting to discuss this issue further.**

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

- 2A. While the adjustment requests were removed from the Master Plan per the previous set of review comments, the applicant must consider the implications of the adjustment requests they may be seeking. In particular, the adjustment to permit the installation of the sidewalk/trail within the required buffers surrounding the development. As noted on the plan sheets, there are easements along all property boundaries. Easements preclude the installation of trees. With the addition of the sidewalk/trail within the buffers, this further precludes the area available for tree installation. Staff will not support an adjustment to allow the sidewalk/trail within the required buffers if it results in no trees being installed. Please revise the layout where possible to allow space for trees within the buffers. See additional commentary on this plan sheet. Consider whether parking counts can be reduced thereby freeing up more space for adjustments to the layout, drive aisles at their minimum widths, etc.
Sheet 9 comments below:
- 2B. Fifteen (15) trees would be impacted along here.
- 2C. Nineteen (19) trees would be impacted along here; 30% are supposed to be evergreen.
- 2D. What is the purpose of this space? There are sidewalks that go to it.
- 2E. Seventeen (17) trees would be impacted along here.
- 2F. Remove this portion of the sidewalk. There needs to be room from the street and buffer trees along this frontage. The easements preclude the installation of trees.
- 2G. Add/modify the internal sidewalk connection to this location.
- 2H. Remove this portion of the sidewalk. There needs to be room from the street and buffer trees along this frontage. The easements preclude the installation of trees.
- 2I. Staff does not want to see rip rap along the back of the walk. Shrubs will be required to be planted as part



of the buffer requirements and landscaping required of detention ponds.

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

- 3A. 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 is 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

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

- 4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 4B. Label the inside and outside radii for all fire lane easements.

5. Traffic Engineering (Carl Harline / 303-739-7584 / Charline@auroragov.org / Comments in amber)

- 5A. Show all on-site striping as proposed.
- 5B. Label all access movements.
- 5C. Label sidewalk widths throughout the site.
- 5D. Sight distance triangles for all access points need to be shown and labeled on the site and landscape plans, per COA Standard Detail TE-13
- 5E. Provide detail for all proposed signs. The detail is to include MUTCD sign code designation, dimensions, and color information.
- 5F. No parking fire lane signs need to be provided for the entire extent of the on-site fire lane.
- 5G. Label crosswalks to be painted.
- 5H. Label handicap signs.
- 5I. Move these labels to show the existing cycle track tie-in. The existing terminus of the raised curb to separate the cycle track will need to be extended to match the narrower access driveway.
- 5J. Traffic signal easement needed to chamfer the property corner to include all existing signal equipment (signal and ped pushbutton poles).

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 6A. Approved.

7. Forestry (Rebecca Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)

- 7A. 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 on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>.
- 7B. Trees will be planted on the site to achieve mitigation. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is over and above the required landscape code.
- 7C. Update tree mitigation inches it should be 379. This figure is determined by an equation and the number is rounded. Also, update mitigation inches to be planted back on site.

8. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 8A. Plat: COA 2022 Subdivision Plat Checklist Common Use Agreement RTD & CDOT Rec. No. D3108479 On all sides of the new plat, show adjoining or departing lot lines; size and type of abutting or departing easements (City-owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted".
- 8B. Continue working to secure vacation of easements.



- 8C. COA 2022 Subdivision Plat Checklist (May need to add details on the next sheet)
Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line.
- 8D. Label Sidewalk Easement.
- 8E. Site Plan: Continue working toward Retaining Wall license agreement.
- 8F. Perimeter Fence within Easements may require a license agreement.