

Planning Division
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Aurora, Colorado 80012
303.739.7250



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January 10, 2016

Melissa Stirdivant
C/O Housing Authority of the City of Aurora
2280 S. Xanadu Way
Aurora, CO 80014

Re: Second Submission Review - Village at Westerly Creek Phase 3 - Site Plan
Application Number: **DA-1639-01**
Case Number: **2009-4001-02**

Dear Ms. Stirdivant:

Thank you for your second submission, which we started to process December 16, 2016. 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 still remain, you will need to make another submission prior to your Planning Commission hearing. Please revise your previous work and send us a new submission on or before Friday, January 13, 2016. Any further revisions will be addressed at the technical review stage following your Planning Commission hearing.

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 Wednesday, January 25, 2017. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7249 or sullman@auroragov.org.

Sincerely,

Sara Ullman
Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Gabriel Cullen, Studio Completiva, 3275 W 14th Ave Suite 201, Denver, CO 80204
Marsha Osborn, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1639-01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A waiver request will be required if you do not intend to screen rooftop equipment if the architecture of the building does not provide proper screening.
- A waiver request will be required if you do not intend to provide garage doors. Staff will be supportive of this waiver request as long as these carports are properly screened.
- Provide enhanced architectural details to building 9

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Name: Arnie Schultz

Organization: 1137 S. Oakland St.

Address: Village East Neighborhood Association (VENA) Refer Aurora CO 80012-4259

Phone: 7202812880

Email: seamus12@comcast.net

Comment: I had a very pleasant and productive meeting with Elizabeth Gundlach Neufeld and Melissa Stirdivant of the Housing Authority of the City of Aurora and Sara Ullman of the Planning and Development Services Department. The applicant has addressed all of our concerns with their 2nd submission and VENA fully supports their application, including the requests for waivers.

2. Completeness and Clarity of the Application

2A. Waiver requests must be formatted on your cover sheet and your letter of introduction as follows:

- Code section
- Waiver request
- Justification

2B. All of the Required Site Plan Notes should be numbered and on their own sheet following the cover sheet with the title SITE PLAN NOTES. It appears the notes on cover sheet, and the notes underneath the site plan have several duplicates. Please move all of these notes onto a separate sheet and ensure that all of the required site plan notes are included. See the attached document for required site plan notes.

3. Waivers Requested or Required

3A. Section 146-1300 requires all rooftop mechanical equipment greater than eight inches in diameter to be screened. Screening is judged by what is seen from the pedestrian level. Your response to the first review comments indicated that "roof top equipment [is] not to be screened. Effective screening is achieved from the predominant public views of the building by means of placement. The design of equipment provides screening that is equally effective to the screening achieved by a screening wall. The screen itself would be more visually obtrusive than the equipment it is intended to screen."

Your site plan must clearly show that the architectural elements of the buildings properly screen all rooftop equipment. Please indicate rooftop equipment on all the elevations with a dashed line. If rooftop equipment is not properly screened by architectural features of the buildings, and you do not provide additional screening, you must include a waiver request on your site plan and letter of introduction. Staff would not be supportive of this waiver.

3B. Section 146-1509 requires at least 35 percent of resident parking shall be in garages, and at least 50 percent of those garages to be attached to a residential structure. Per Article 20 of the Zoning Code, the definition of a garage is "a fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles". Please provide garage doors to fully enclose the bays.



You must request a waiver if you do not intend to provide garage doors. Please include this waiver request on your site plan cover sheet. The cover sheet must also be revised to read "Site Plan with Waivers." Also include this waiver request in your letter of introduction. Staff would be supportive of this waiver because the proposed 6' stone wall and landscape buffer would provide proper screening.

4. Landscape Design Issues

Comments by Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

*Note: The following comments pertain to the updated landscape sheets. Please also review all redline comments in the previously submitted landscape sheets. You must address these redline comments in your Second Review Response, and explain how these comments/issues have been addressed in the revised landscape sheets.

1. Add the existing and proposed grading.
2. Provide street names
3. Add 4 trees back to the park area where indicated in teal on the landscape plan. They are needed as part of the detention pond landscaping and provide much needed shade to the playground and benches that are part of the playground area.

5. Architectural and Urban Design Issues

5A. Indicate rooftop equipment on all elevations with a dashed line. See previous comments regarding the waiver request that will be required if rooftop equipment is not properly screened by the architectural features of the proposed building. A rendering of the buildings as viewed at the pedestrian level may help illustrate how rooftop equipment is screened by the parapets on the buildings.

5B. Provide garage doors to fully enclose the bays. See previous comments regarding the waiver request that will be required if garage doors are not provided.

5C. Building 9 (the maintenance building) faces a community green space to the south and a playground to the north. As this building abuts the limits of work for this phase and your site plan does not indicate any landscaping around the building's perimeter, you must provide enhanced architectural detailing such as changes in materials, trellises, decorative grating (similar to the architectural detailing for the Village at Westerly Creek Phase 1), or other architectural features to "lend a pedestrian friendly and human scale to the building facades" as per the design requirements of the GDP.

5D. Label the Sally Port, on the maintenance building. Your plan legend says is gated, if so, please illustrate the gating details on the elevations.

6. Other Site Planning and Technical Issues

6A. Label the trash enclosure on the landscape sheets.

6B. Will there be a crosswalk to the west of the maintenance building across the access drive?

6C. The landscape plan illustrates the area west of the maintenance building differently. Please illustrate the drive curvature as shown on the site plan.

6D. Provide a vicinity map highlighting the building location for each elevation sheet. Also provide vicinity maps to each sheet in your Renderings submittal.

6E. Each elevation sheet must include a materials percentages table.

6F. Please consider providing additional bike racks on the east side of building 4.

6G. One of the shade structures has been removed in the updated landscape plan. Please consider providing a bench with a shade tree in its place.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering

Redlined comments in green by Kristin Tanabe, ktanabe@auroragov.org, or 303-739-7306.

Utilities Plan

7A. Show/label easement for detention pond on all in the utilities plan as well as the site plan.

7B. You must have a minimum of 1% slope for asphalt pavement, 0.5% for concrete, typical.

7C. You must have a minimum of 2% slope in grass swale. If less than 2%, provide underdrain, typical.

8. Life Safety

Neil Wiegert; 303-739-7613; nwiegert@auroragov.org

See "BLUE"-clouded comments on Site, Utility, and Landscape Plan pdf files.

9. Parks Department

Comments by Chris Riccardiello, 303-739-7154 or CRicciar@auroragov.org

9A. Are there still plans to connect to Westerly Creek Trail with a bridge? If not, confirm.

10. Real Property

Comments in magenta by Darren Akrie, dakrie@auroragov.org or 303-739-7331.

10A. See red Line comments on the Site Plan. Release the existing easements and dedicate the new easements shown on the Site Plan. Begin the License Agreement process for the Bollards in the easements.

*Note: Redline comments made on the previously submitted landscape notes are still applicable and must be addressed.

11. Traffic Engineering

See redlines on the sheet set. Comments by Victor Rachael, vrachael@auroragov.org or (303) 739-7309.

11A. Show and label stop signs.

11B. Add double yellow striping though the curve in the drive adjacent to the maintenance building.

11C. Update the Landscape Plans so that they are consistent with the Site Plan. The roadway crossing between the playground and the green court have been removed on the Site Plan.

12. Aurora Water

Comments by Jonathan Villines – jvilline@auroragov.org.

12A. As long as the entire site remains on a single platted lot, AW is okay with a private internal sanitary sewer system.

13. Tri-County Health Department

Vanessa Fiene 720-200-1580 or yfiene@tchd.org

See attached letter.

14. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org 303-739-7357

Due to the proposed buildings differing from earlier site plans versions, please provide a digital .SHP or .DWG file for GIS addressing purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Theses file can be e-mailed to me.

Please include a list by building of the number of units per floor.



January 4, 2017

Elizabeth Tart
City Of Aurora
Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Village at Westerly Creek Phase 3, DA-1639-01
TCHD Case No. 4201

Dear Ms. Tart:

Thank you for the opportunity to review and comment on the Site Plan for a multifamily development located on the northeast corner of East Kentucky Avenue and Ironton Street. Tri-County Health Department (TCHD) staff reviewed the application on November 5, 2016 for compliance with applicable environmental and public health regulations. TCHD has no new comments. Please feel free to contact me at 720-200-1580 or vfiene@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "V. Fiene", with a long horizontal line extending to the right.

Vanessa Fiene

Environmental Health Specialist IV

CC: Sheila Lynch, Steve Chevalier, TCHD

Required Site Plan Notes

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

4. Commercial Projects built under the 2015 IBC:

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).

Accessibility Note for Commercial Projects Built under the 2009 IBC:

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.

7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn ____ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

Note: This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>