

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012



November 30, 2017

Joshua Woodbury
Woodbury Corporation
2733 E Parleys Way STE 300
Salt Lake City, UT 84109

Re: Initial Submission Review - Metro Center – Planning Area 1 Site Plan
Application Number: **DA-1489-14**
Case Number: **2017-6050-00**

Dear Mr. Woodbury:

Thank you for your initial submission, which we started to process on Monday, October 23, 2017. 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. Please revise your previous work and send us a new submission on or before Friday, December 15, 2017.

Note that all our comments are numbered. 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.

The required Master Plan must be completed prior to this Site Plan and a Design Review Committee must be established.

As always, if you have any comments or concerns, please feel free to contact me. I may be reached at 303-739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, Planning Supervisor
City of Aurora Planning Department

Attachment

Cc: Mindy Parnes, Planning Department
Randy Smith, Galloway and Company, Inc, 6162 S Willow Dr, Suite 320 Greenwood Village, CO 80111
Margee Cannon, Neighborhood Liaison
Mark Geyer, ODA



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Public Improvement Plan clarifications are needed.
- ✓ Please provide a section drawing of the site so the relationship between the buildings and grade can be further evaluated.
- ✓ Public Art Plans must be completed. Please see Section 146-728 Development Standards (K) Art for details. Sheet L2.0 shows the location of public art in the plaza and refers to a Public Art Plan that has not yet been completed.
 - It was agreed that the Public Art Plan would be submitted and approved prior to the first site plan. A public art agreement, including budget, shall be determined with Roberta Bloom, Public Art Coordinator: rbloom@auroragov.org or 303-739-6747.
- ✓ During the discussions regarding the phasing of roadway infrastructure, it was agreed that South Eagle Street would be constructed to the boundaries of Planning Areas 2 and 4, and Street B would be constructed to connect Planning Area 1 with Alameda Drive, which has a signalized access to Alameda Parkway. Please revise the PIP to reflect this clarification.
- ✓ Update the existing tenant signage plan.
 - It was agreed that the signage plan would be updated prior to the approval of the first site plan. The overall signage locations have been illustrated in the design standards. Please remember that the gateway element at Alameda Drive and Alameda Parkway presents an opportunity for public art and should not compete with large-scale signage.
- ✓ Urban Renewal comments are forthcoming and will be provided under separate cover.
- ✓ Please address comments regarding utility conflicts and the CenturyLink objection.
- ✓ When you upload your second submittal, please combine the Combined Civil set with the elevations and rename it Site Plan. Please number the pages sequentially in the Site Plan set.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is **green clouds**.

1. Community Comments

A. No community comments have been received as of November 20, 2017. It is suggested that a neighborhood meeting be held to update the community on the Master Plan, Planning Area 1, and Planning Area 10.

2. Completeness and Clarity of the Application

- A. The Master Plan must be approved prior to the approval of this first Site Plan.
- B. Please make the corrections and responses to the redlines throughout the plan set.
- C. There should be a direct pedestrian connection along the western edge of Planning Area 1 from Alameda Parkway to the RTD platform that closely parallels the light rail line. Clarification is needed regarding the pedestrian connection along the hotel western edge to the Metro Center Station.
- D. Add the required Site Plan notes (can be found at the end of this review letter).

Since the landscaping associated with the linear park adjacent to Planning Area 1 is required to be completed concurrent with the development of Planning Area 1, include the park's landscape plan as part of this site plan. Also please ensure payment of \$234,000 for your portion of the match agreement prior to the recording of this site plan.
- E. Please include information in the data block regarding the amount of open space and park area on the site and signage type, quantities, and proposed square footages.



F. The Site Data table should look like this:

SITE DATA TABLE	
TOTAL LAND AREA	283,457 SQ.FT.(6.51 ACRES)
FUEL SITE	29,547 SQ.FT.(0.68 ACRES)
GROCERY SITE	253,910 SQ.FT.(5.83 ACRES)
GROSS FLOOR AREA	78,000 SQ.FT. (STORE)
NUMBER OF BUILDINGS	2
MAXIMUM HEIGHT OF BUILDINGS	33'-0"
TOTAL BUILDING COVERAGE	78,518 SQ.FT. (27.0%)
FUEL SITE	180 SQ.FT.
GROCERY SITE	78,338 SQ.FT.
TOTAL HARD SURFACE AREA	189,027 SQ.FT. (67.0%)
FUEL SITE	25,488 SQ.FT.
GROCERY SITE	163,539 SQ.FT.
TOTAL LANDSCAPE AREA	18,092 SQ.FT. (6%)
FUEL SITE	4,059 SQ.FT.
GROCERY SITE	14,033 SQ.FT.
PRESENT ZONING CLASSIFICATION	TOD
PROPOSED TOTAL NUMBER OF MONUMENT SIGNS	1
PARKING SPACES REQUIRED	2.0 SPACES / 1,000 S.F. (156 SPACES)
PARKING SPACES PROVIDED	281
ACCESSIBLE SPACES REQUIRED	7
ACCESSIBLE SPACES PROVIDED	21 (2 VAN)
BICYCLE SPACES REQUIRED	EQUAL TO 3% OF REQUIRED VEHICLE PARKING SPACES (5 SPACES)
BICYCLE SPACES PROVIDED	6
2015 INTERNATIONAL BUILDING CODE OCCUPANCY	
FUEL STATION CANOPY AND KIOSK	CLASS M TYPE IIB BUILDING, NON-SPRINKLERED
KING SOOPERS GROCERY	CLASS M TYPE VB BUILDING, SPRINKLERED

3. Zoning and Land Use Comments Comments are in green clouds.

A. While a draft Public Art Plan was provided under separate cover, there has been no initial meeting with the Public Art coordinator, Roberta Bloom (303-739-6747). A budget, art locations, and type of installations must be determined. Additionally, the Plan should be part of your Master Plan set. An example plan has been attached hereto for your reference and use. There are opportunities for public art installations on the garage elevation facing the trail corridor, a possible artistic wrap of the RTD TPSS building located south of the hotel (coordination with RTD will be necessary), an installation associated with the bridge, and an installation at the entry plaza area adjacent to Alameda Parkway and Sable Blvd.

B. The Towneplace Suites sign is illustrated on the building elevation does not comply with the City's sign regulations. Additionally, it was agreed that the existing tenant sign plan would be updated to provide a program and design for the entire Metro Center Master Plan area. Provide details in the data block about type of and number of signs and overall square footages. Please revise or a waiver will then require Planning Commission approval. As per Code and the Station Area Plan, you are encouraged to stay within the permitted signage square footage and height.

C. Please provide additional information regarding the passenger loading/unloading areas as well and delivery operations for the hotel.

D. Please clarify the fire lane/turnaround area along the west side of the hotel. There is opportunity to provide a direct pedestrian connection to the Metro Center station platform, and pavers or other material can be provided to more clearly illustrate pedestrian circulation.

E. Please clarify the phasing for the construction of the garage and buildings on the site and identify any interim conditions.

F. The landscaping along the trail corridor provides a barrier between the development and the trail corridor. No barrier is needed, it is the intent that the landscaping concepts within trail corridor extend into the development and that the park serve as the primary amenity area for your development.

G. All lighting standards must comply with TOD-designated lighting, which includes Louis Poulsen pedestrian lights and Gullwing parking lot and roadway lights with consistent paint colors. Please revise your photometric plan accordingly.

H. Please illustrate bicycle parking locations, and state the number of bicycle parking spaces provided. The required rate is at least one bike/moped parking space for every 20 vehicle spaces provided.



For your reference, the criteria for review and approval of Site Plans (Section 146-405(F) and Section 146-410.5) is provided for your reference:

(F) *Criteria for Review and Approval.* Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:

1. *Consistency with Comprehensive Plan, the adopted City Center Station Area Plan, and the TOD Zone District.* The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.
2. *Impact on existing city infrastructure and public improvements.* The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. *Density.* If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.
4. *Protection and appropriate use of environmental features and topography to enhance the development.* New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.
5. *Landscaped area.* All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.
6. *Internal efficiency of design.* The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.
7. *Control of nuisance impacts.* The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.
8. *Urban design, building architecture, and landscape architecture.* The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. *Adequacy, accessibility, and connectivity of traffic and circulation plans.* The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. *Street standards.* Public and private streets included in the site plan shall conform with city street standards.
11. *Past Performance.* The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.



(G) *Site Plan Waivers.* An applicant may request waivers from development standards or requirements. The planning department shall analyze the request and recommend which, if any, plan modifications are necessary to mitigate potential waiver impacts. The Planning Commission shall approve the waiver as presented, approve with conditions, or deny the waiver.

The planning director may approve a waiver of any height or setback requirements for any structure as long as the waiver does not result in the requirement being exceeded by more than 10 percent and may only be granted if it results in a site plan that still conforms with the criteria above.

4. Architectural and Urban Design Issues

- A. Has a Design Review Board, as required by the Master Plan, been formed? A letter of approval from the Design Review Board is required.
- B. The architectural elevations do not have dimensions, including height.
- C. Please provide a section drawing illustrating the proposed construction on the site and its relationship with the existing grade of the trail corridor as well as adjacent grade.
- D. The elevations must have the same formatting as the rest of the Site Plan. Please also number pages sequentially with the entire Site Plan set.
- E. No material sample board has been provided. Please remember that the Architectural Design Guidelines do not permit EIFS at the ground level.
- F. Four-sided design is required for all TOD projects, and it is required according to the Architectural Design Guidelines. The west elevation facing the rail does not provide for this four-sided design, rather it appears as a “back door.” Please illustrate all mechanical and other rooftop equipment affixed to the buildings. Please consider the use of spandrel glass on the northern and western elevations.
- G. Although the parking garage is illustrated on the elevations, it is unclear what kind of screening material is provided. The Architectural Design Guidelines have specific standards for parking garages. Please illustrate compliance.
- H. Trash dumpsters are planned along the trail corridor as well as adjacent to E Alameda Parkway. Trash dumpsters should be incorporated within the garage structure to reduce the overall visual impact.
- I. A trash dumpster area is planned between Buildings B and C. The trash areas should be incorporated within the garage structure so that there is opportunity for an additional pedestrian connection to the site from East Alameda Parkway. Additionally, this could be an amenity zone and/or outdoor seating for visitors and adjacent businesses.
- J. Additional pedestrian connections should be provided along the trail corridor. Staff acknowledges the challenges with grade - please remember that all access points are not required to be ADA accessible as long as the minimum ADA standards are met.
- K. The primary northwestern plaza (between Buildings C & D) is a focal point that should be focused on creating place to sit or casually walk through. The Station Area Plan identifies this location as a focal point with a grand entrance to the development that will have external visual interest and will draw people in. Consider how to use the signage, artwork and plaza design to create a usable visually exciting place.

5. Phasing and Transportation Planning Issues

- A. The developer will be responsible for 50% for Street A and Alameda Ave. This fee must be paid to be held in escrow prior to the issuance of the first building permit.
- B. Please illustrate triangles of visibility as noted on the Master Plan document.

6. Parking

- A. The permitted maximum number of parking spots may only be exceeded within garage structures. Please provide information in the data block about overall retail square footages, restaurant square footages with allocated parking amounts. Hotels require 1 space per room plus additional parking as required for assembly (conference room) facilities. Please note shared parking is highly encouraged as part of TOD code.



Table 7-11: Parking Requirements Within The TOD District

Use Group ^{/1/}	TOD Zoning Sub-District
	Core
Retail & Personal Service Uses ^{/2/}	1.5 spaces/1,000 gfa Minimum 2.5 spaces/1,000 gfa Maximum ^{/3/}
Restaurant ^{/2/}	3.0 spaces/1,000 gfa Minimum 5.0 spaces/1,000 gfa Maximum ^{/3/}
Office ^{/2/}	1.0 spaces/1,000 gfa Minimum 2.0 spaces/1,000 gfa Maximum ^{/3/}
Residential	0.5 space/dwelling unit Minimum

7. Open Space and Recreational Amenities

- A. The developer is responsible for a \$234,000 match for the development of the park and trail corridor adjacent to Planning Area 1. The match must be paid prior to the recordation of the first plat.
- B. Additionally, the landscaping within this corridor must be installed in association with the development of Planning Area 1 (this site).

8. Landscape Design Issues

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

Sheet CO.1 Context Map and Notes

- Under the City of Aurora Required Notes, remove reference to the Les Schwab development.
- Remove the note regarding CDOT.

Sheet L0.0 Landscape Notes and Legend

- Remove/correct the duplicate note.
- Because these drawings are used for inspection purposes, the material for the walks, drive and parking lots needs to be called out as does the information pertaining to the free standing lights. For example, the surface material of the walks shall be concrete and tan pavers etc., The lighting shall consist of 15' tall pedestrian xxx lights in the sidewalk areas etc. Parking lot lighting shall be.....

Sheet L1.0 Overall Landscape Plan and Calculations

- Darken the landscaping that was identified on the Metro Center Infrastructure Plans that is required to be installed with Planning Area 1 and provide a note/leader indicating to be installed by master developer.
- Please add to the open space leader note: Landscaping for the open space to be installed with planning phase 1.

Sheet L1.1 Landscape Plan

- Provide plant labels for all the plants, not just the trees. A complete review of the landscape plan was not possible because not all the plant material was labeled as required in the pre-application notes.
- Can tree openings be proposed within the sidewalk along Alameda Avenue directly abutting Retail Bldg. C and Retail Bldg. B?
- Since this corner enhancement area at Sable and Alameda has been provided as an enlargement, consider just providing the call-outs/labels on that. Also...provide a box around this with a call-out that states "See enlargement this area, Sheet X".
- What are the limits for the fence ? Please indicate with a specific line type where the fence is occurring. This is for Bldg. C retail.
- Planning Staff does not have access to civil plans. Provide an elevation with call-outs of the proposed heights, materials and colors. There are several retaining walls noted throughout the landscape plan. if they are different from one another, provide information on each.



- It appears that the area between Retail Bldgs. C and B is intended for dumpsters. Can this area not be treated as a pass through for pedestrians along Alameda? If a connection is possible, that should be considered.
- What does the fence look like? Materials, colors, height?? This is the site plan for this development and therefore the fence information should be provided with this application. This is in reference to the fence proposed around/adjacent to the outdoor plaza space at the corner of Sable and Alameda.
- The font size for all the call-outs/labels on the landscape plan sheets is too small. Very hard to read when printed out at 11"x17" and even more difficult if printed at 24"x36". Please enlarge.
- All areas of the site that show a hatch for perennials need to provide the actual quantity and species as these drawings are used for code inspection purposes. Also, staff needs to review and approve that the proposed plant material is appropriate for the planter and area it is being planted in.
- Not sure if there is supposed to be a hatch associated with the mulches specified in the legend, but staff prefers that mulch treatments be handled strictly by a note and that the actual shrub beds NOT have a hatch over the entire bed representing mulch treatment. It tends to make the beds much more difficult to read the actual plant material.

Sheet L1.2 Landscape Plan

- Provide additional shrub material along the parking lot perimeter to screen the parking lot spaces adjacent to the park.
- What is the purpose of the extended piece of sidewalk by the dumpsters as it doesn't appear to go anywhere. Should it not terminate where indicated? See landscape plan.

Sheet L3.0 Landscape Details

- Detail incorrectly called out.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Addressing

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

A preliminary digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes is required. Include the following layers as a minimum:

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

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. Please e-mail these files to me.

Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the [CAD Data Submittal Standards](#) and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

These files can be emailed directly to me at cday@auroragov.org.

**10. Civil Engineering**

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 Redlines are in green.

- A. Required site plan notes are missing (can be found at the end of this document).
- B. Plan and profiles are not required with site plans (with exception of Aurora Water comment below). Planning needs to understand the grade impacts on the site design as indicated previously.
- C. Horizontal dimensions are required to be included with the Site Plan submittal.
- D. Include typical sections for Streets A & B.
- E. There is no 33 on sheet C1.0.
- F. Street A and Street B need to be included throughout the Site Plan, especially since they are part of the Planning Area 1 public improvement obligation.
- G. Indicate the material type and maximum height and/or height range for the retaining walls.
- H. Please refer to other technical redlines provided throughout the Site Plan document.

11. Parks, Recreation and Open Space Department

Doug Hintzman dhintzma@auroragov.org 303-739-7147 Redlines are in purple.

- A. The area adjacent to the hotel (along the east elevation) will not receive credit toward the park land dedication requirement. Deduct this from the trail corridor acreage. The trail easement should also be amended to delete this area, especially if it will be owned by the hotel.
- B. Keep in mind that irrigation must be provided for the trail corridor.
- C. Provide a trail connection from the western side of the bridge.
- D. Please shift the sidewalk on the southern portion of the site in order to avoid being on RTD property.
- E. It would be unfortunate and unnecessary to accent the property line with landscaping (i.e. rows of plants) and create a visual barrier where none is needed. Staff would prefer to make it appear like the trail corridor landscape extends to the edge of the parking lot. It would be nice if the free-flowing shapes within the trail corridor were not terminated with a long straight, ridged line.
- F. RTD will not allow the developer to install landscaping/irrigation on RTD property without a license agreement between the developer and RTD.
- G. The northwestern plaza (between Buildings C & D) is a beautiful plaza that is focused on creating interesting places to sit or casually walk through. It may be more appropriate for this location to provide a grand entrance to the development that will have external visual interest and will draw people in. Consider how to use the signage, artwork and plaza design to create a visually exciting, signature icon that people will identify with all parts of the development.

12. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331 Redlines are magenta.

- A. Begin the easement release process.
- B. Please address the following redlines:
 - 1. Where noted, correct wording in the Dedication Statement and Covenants section.
 - 2. In the Owner Signature Block, add State business designation (match the title work).
 - 3. Delete the duplicate ownership signature block.
 - 4. What is the Deed of Trust signature?
 - 5. Correct wording in the Plat Notes section, and add note regarding fencing along arterials and collectors. Additionally, add a tract note identifying tract purpose.
 - 6. Make technical corrections on the plat.

13. Life Safety

Reviewed by: William Polk/ 303-739-7371 / wpolk@auroragov.org See blue comments

A. Sheet 1

- 1. Please identify actual height and stories of each building.
- 2. Provide the IBC Construction type and IBC Occupancy type for each building.



3. Identify buildings that are sprinklered or non-sprinklered within the data block.
4. Without the Data Block construction type and sprinkler information the fire-flow calculation cannot be accurately produced, nor the number of fire hydrants required, or the spacing requirement for the fire hydrants. The fire-flow requirements will have to be addressed during the second submittal.
5. Identify the accessible parking spaces per level within the parking structure.
6. Please provide the Accessible Spaces Required/Accessible Spaces Provided and Van Accessible Spaces Required/Van Accessible Spaces Provided.
7. Advisory Note: Per planning department, site and civil plan shall be submitted separately in order to address plan specific requirements. Please reference the City of Aurora Building Division's Development Application process for submitting plans.

B. Sheet 2

1. Please add the following note: 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 BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
2. Add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
3. Add the following note: EMERGENCY INGRESS AND EGRESS - 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. Add the following note: THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE RIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
5. Add the following note: 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".

**C. Sheet 3**

1. Please adjust the edge of the fire lane easement to extend only to the edge of the parking structure. The area above the parking structure will be called out as a Fire Lane Corridor.
2. From the measurement taken, it appears that there is not a full 26' width for the fire lane in this area. Please re-verify measurement and then label the fire lane easement as: 26' Fire Lane Easement. Yellow area only.
3. Provide a 5' crosshatched area within the fire lane easement in the manner shown. This area will be considered a part of the walking surface and accessible route. This will still be classified and posted as a fire lane easement, but will allow the accessible route to continue to the south.

D. Sheet 6

1. Continue the heavy dashed accessible route delineation to show an interconnected accessible route to: Public transportation stops, Accessible parking and accessible passenger loading zones. This includes required accessible garages. 60% of the required building entrances. Indicate all entrances and required exits on the plan. Provide an accessible route to all on site amenities. These elements can include but are not limited to site facilities, mail kiosks and dumpsters. (TYP)
2. Identify and provide Knox Boxes on the exterior portion of all of the main entrances and Fire Riser rooms. The site plan must show location of each Knox Box by using a label and symbol consisting of an "X" inside a box. All Knox Boxes must be shown on the Site, Utility, and Landscape Plan as well. (TYP) of all buildings.
3. Please relabel easements with width first than label: Example 23' Fire Lane & Public Access Easement. (TYP) of all fire easements.
4. Identify and label all Standpipe Fire Department Connections (FDCs) and Fire Sprinkler FDCs with approved hardware (Caps or Plugs) (TYP) of all Site, Utility, and Landscape Plans.
5. 25' inside turning radii needed along the called at location. Please remove the dashed delineation of the fire lane corridor outside turning radii at this location.
6. This fire hydrant located north of the hotel is not acceptable. Fire hydrants must be no greater than 8' from edge of adjacent fire lane easement. Given the parking structure is the problem, we may need to work with the Aurora Water Department to devise a manner in which we can pipe over an 8" line to the area needed.

E. Sheet 7

1. Please relabel easements with width first than label: Example 23' Fire Lane & Public Access Easement. (TYP) of all fire easements.
2. All fire hydrants must face the adjacent fire lane easement.

F. Sheet 12

1. There is a higher than average chance that this restaurant could have an occupant load greater than 100. If so, a fire sprinkler system will be required and a fire service will need to be extended to this structure. To avoid this, you can provide a note on this sheet stating that this structure's occupant load will not exceed 100. That would include outdoor seating area along with the interior space.
2. 2015 IFC, Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:
 - a. The fire area exceeds 5,000 square feet (464 m²).
 - b. The fire area has an occupant load of 100 or more.
 - c. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
3. Identify and provide Knox Boxes on the exterior portion of all of the main entrances and Fire Riser rooms. The site plan must show location of each Knox Box by using a label and symbol consisting of an "X" inside a box. All Knox Boxes must be shown on the Site, Utility, and Landscape Plan as well. (TYP) of all buildings.
4. Once fire lines are relocated per the Aurora Water request below, please label Fire Lines using the following example: 4" Fire Line DIP (Private) (Typical for all fire lines serving fire sprinkled structures).
5. All fire hydrants must face the adjacent fire lane easement. The FH symbol provided reflects orientation. Typical all fire hydrants.



6. Identify and label Standpipe Fire Department Connections (FDCs) and Fire Sprinkler FDCs with approved hardware (Caps or Plugs) (TYP) of all FDCs.
7. Identify and label underground fire service line. Example: 6" Fire Line DIP (Private). (TYP) of all fire service lines.
8. Identify and label Fire Riser Room. Provide a label and symbol within the legend. (TYP) of all buildings.
9. Advisory Note: Other than the 90 degree vertical bend in the fire service line at the building riser, the fire service line may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees from the water main tee to the riser. The fire line servicing the fire sprinkler system must be supplied by a separate tap from a looped water supply system. (TYP)
10. Relocate fire hydrant to this location. If there is not a vertical curb to protect the fire hydrant from the adjacent fire lane easement, then bollard protection will be needed for this fire hydrant.
11. Advisory Note: Without the Data Block construction type and sprinkler information the fire-flow calculation cannot be accurately produced, nor the number of fire hydrants required, or the spacing requirement for the fire hydrants. Therefore a fire pump with backup power may be required to meet the minimum fire flow demand. If required, separate details addressing the requirements to include illustrations must be included in the plans.
12. Turn the fire hydrant located east of the hotel 180 degree to face the north. Also, fire hydrants are required to be located adjacent to the fire lane corridor within a minimum of 3'-6" to a maximum distance of 8'. This location is too far back from the fire lane.
13. Identify and provide a symbol for both the Fire Sprinkler and Standpipe FDCs.
14. The civil plan will reflect the sign package for this site. It is not required that the site plan reflect this signing elements.
15. Add an additional delineation to represent the boundary of the parking structure in order to confirm the location of fire lane easements and corridors.

G. Sheet 13

1. Identify and label all Fire Sprinkler FDCs with approved hardware (Caps or Plugs) (TYP) of all FDCs.
2. Identify and label Fire Riser Room. Provide a label and symbol within the legend. (TYP) of all buildings.
3. Identify and label underground fire service line. Example: 6" Fire Line DIP (Private). (TYP) of all fire service lines.

H. Sheet 14

1. Relabel as 26' Fire Lane Easement. Indicate the location where the fire lane easement ends to the north and the fire lane corridor begins.
2. Show cross-hatched area of accessible route as reflected on sheet C1.0.
3. Provide a spot turning radii at this location.
4. If this is some form of fire lane corridor representation, please remove this portion of dashed delineation.
5. Identify and label all Fire Sprinkler FDCs with approved hardware (Caps or Plugs) within the plan and legend (TYP) of all FDCs.
6. Other than the 90 degree vertical bend in the fire service line at the building riser, the fire service line may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees from the water main tee to the riser. The fire line servicing the fire sprinkler system must be supplied by a separate tap from a looped water supply system. (TYP)

I. Sheet 16

1. Identify all FDCs, Knox Boxes, and Fire Riser rooms within the landscape plan and legend. (TYP) of all landscape sheets.

J. Sheet 19

1. Identify all FDCs, Knox Boxes, and Fire Riser rooms within the landscape plan and legend. (TYP) of all landscape sheets.

**K. Sheet 22**

1. Using a heavy dashed delineation the photometric plan must show an interconnected exterior accessible route to: 60% of the required building entrances, public transportation stops, and accessible parking and accessible passenger loading zones. Verify 1ft candle along entire exterior accessible routes.

Based on the amount of comments made and items that cannot be addressed due to a lack of information provided a meeting will need to be established to discuss life/safety requirements. Please contact the City of Aurora Building Division to schedule a meeting with Life/Safety representatives.

14. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 / Comments in orange

A. Add notes regarding obligations for signal payment and timing. This should be included on the Public Improvement Plan.

B. The applicant shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Street A and Alameda Ave. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

C. Please refer to other technical redlines provided throughout the Site Plan document.

15. Aurora Water

Reviewed by: Steven Dekoskie / sdekoski@auroragov.org / (303) 739-7490 / Comments in red

A. All private fire lines must be outside of the utility easements. Use two 45° bends, not 90° bends.

B. Valves are required to isolate private fire lines and fire hydrants. Valves are not allowed to be located in drain pans or gutters.

C. All storm services should be labeled as private.

D. Sanitary lines should be located under water lines and services. Sewer lines may require encasement if separation distances cannot be obtained.

E. The water line within the trail system is not existing. The trail system was just completed, and any construction will require to be restored after water main connection.

F. A license agreement will be required for the bridge over the utility easement. This is critical infrastructure for the City and proper maintenance and access is required. Provide detail and profile for the proposed bridge (with the detachable section) over Aurora Water's utility easement.

G. Please refer to other technical redlines provided throughout the Site Plan document.

16. CenturyLink

Name: DUSTIN PULCIANI

Organization: CENTURYLINK

Address: 700 W MINERAL AVE LITTLETON, CO 80120

Phone: 7205203133

Email: Dustin.Pulciani@centurylink.com

Comment: CenturyLink objects to the proposed plat and site plan. Note 6 of the Plat indicates that there will be dedications for PUEs, but the plat does not dedicate any PUEs on any of the lots. In order for CTL to access each lot, CTL will need access to PUEs on each lot.



Additionally, our facility maps show that we have a buried conduit situated somewhere in the NE corner of Lot 1, Block 2. The site plan indicates that there will be multi-family housing on this Lot. Thus, CTL requests that the Applicant contact Dustin Pulciani to initiate discussions to identify the exact location of this conduit and the potential relocation of this conduit to a new location that will support the site plan.

17. Colorado Department of Transportation

Name: Steve Loeffler

Organization: 2000 South Holly Street

Address: CDOT Denver Colorado 80222

Phone: 3037579891

Email: steven.loeffler@state.co.us

Comment: We have reviewed the referral for the Metro Center development and have no objections.

Thank you for the opportunity to review this referral.

18. Xcel Energy

Please see the attached letter.

19. Arapahoe County

Reviewed by: Julio Iturreria / jiturreria@arapahoe.gov

A. Arapahoe County Planning has no comment on this proposal.

20. Regional Transportation District (RTD)

Reviewed by: Clayton Woodruff, Engineer III / Clayton.woodruff@rtd-denver.com / (303) 299-2943

A. Please provide additional information on how this site ties in (from a grade perspective) along the western property line with the rail right-of-way.

Required Site Plan Notes

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.
5. The applicant has the obligation to comply with all applicable requirements of the Americans 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.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 7, 2017

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

Attn: Heather Lamboy

**Re: Metro Center Planning Area 1 and Centrepont Subdivision Filing No. 6
Case # DA-1489-14**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Metro Center PA 1 and Centrepont F6**. To ensure that adequate utility easements are available within this development, PSCo requests that minimum 10-foot wide utility easements are dedicated on private property abutting all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, outlots, parcels and/or open space areas.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right-of-Way Referral Processor
Public Service Company of Colorado