

Pre-Application Review Comments – Applicant Responses

Date: January 19, 2018
Project Name: 1725 Peoria St.
Project Address: 1725 Peoria St., Aurora, CO
Project Number: #1208648
Project Coordinator: Jacob Cox
Applicant: Rob Longsworth, Ovis Capital LLC

As part of the formal submittal, the following responds to comments received on June 16th, 2017.

Overall Key Issues

Key Issues:

► **On-site Parking:** In further analysis of this site and your proposed plan, staff would suggest that you refine your current proposal to get closer to a 1:1 ratio for parking given that you're close to reaching that ratio. Staff will evaluate the parking on the overall need for the entire project instead of calculating each individual use, but a waiver could still be required. As part of the site plan process you'll need to provide a parking analysis of at least three similar developments in the Denver Metro Area to determine the required parking count and provide justification for the number of parking spaces you are providing. In order for staff to feel comfortable taking this development plan to Planning Commission with less parking than required by code, please work on your site design or unit counts to provide at least 1 parking space per dwelling unit. Please see Planning comments on page seven for more information.

Response: A Parking Needs Analysis was completed by Walker Parking Consultants and included with the submittal. Parking for the building has been provided based on the results of this analysis.

► **Non-Street Frontage Landscape Buffers:** The standard non-street frontage landscape buffer required along the northern and western property boundaries per code is 15-foot wide. Staff will support reduction of the proposed buffer width along both the western and northern property boundary lines from 15-feet to 7.5-feet. A previous agreement was made with the adjoining property owner to the west that would allow for a total 15-foot wide buffer between the two properties in order to support infill redevelopment. Your current sketch plan indicates a 3-foot wide buffer along the western property boundary line which will not be supported by staff.

Response: Comment noted. A 7.5-foot landscape buffer has been provided.

► **Sanitary Sewer Main Relocation:** The 8" sanitary main must be relocated to the west within a 16' utility easement for this development. This can coincide with the 16' public access easement mentioned below.

Response: Comment noted. The 8-inch sanitary sewer main will be relocated to the west within a new 16-foot utility easement. See Grading and Utility Plan for proposed alignment and easement.

► **Potential Signal Modifications:** The intersection of 17th Avenue and Peoria Street is a potential candidate for traffic signal modifications. As an adjacent land owner/developer, you must participate in the cost of these modifications at 25% of the traffic signal modification costs for this intersection, if needed. The escrow payment for signals is due at the time of building permit.

Response: Acknowledged. The Traffic Impact Study analyzes the intersection with both existing and modified phasing for eastbound and westbound left turns. City of Aurora will decide what signal modifications are required, if any, and appropriate timing for implementation.

► **Fire Access:** Please provide a 16' public access easement on the west side of the proposed structure connecting East 17th Place with the northerly property line of the adjacent site. This 16' public access must be constructed to the Public Works specifications of a fire lane easement in order to ensure that it will support the imposed weight of our fire apparatus. Neither a gating system, nor vehicular interconnectivity is being requested between your site and the site to the north.

Response: Comment noted. A 16-foot public access easement will be dedicated along the alley to the west of the building.

Planning Department

Standards and Issues:

1. Zoning and Land Use Issues

1A. Fitzsimons Boundary Area District

The Fitzsimons Boundary Area District is intended to include the important redevelopment area surrounding the former Fitzsimons Army Medical Center. It shall include land uses that will support and enhance redevelopment at Fitzsimons and improvements to surrounding neighborhoods. It is intended to be a mixed-use zone that will link the University of Colorado Health Sciences Center and the area being developed by the Fitzsimons Redevelopment Authority with the surrounding neighborhoods. It shall promote needed services for both the university and the neighborhoods. In addition, it shall provide for activities that will develop a unique identity for the area and enhance the city's tax base. It is intended to include special design approaches that are coordinated with redevelopment at Fitzsimons and surrounding neighborhoods. The boundary area will constitute a primary entrance to the city for visitors from around the world. It is the intention of this ordinance to discourage or remove blighted conditions and to create a unique and special identity for the zoning district.

1B. Subarea 1

This subarea includes much of the land fronting on Peoria Street and Colfax Avenue. Because of the narrow depth of land parcels in this subarea, smaller scale development and redevelopment is expected. Uses will generally be small businesses serving surrounding neighborhoods with some mix of higher quality residential uses.

Response: A mixed use multi-family/commercial building is proposed. Refer to the Site Plan.

2. Traffic and Street Layout Issues

2A. Peoria Street and 17th Avenue Streetscape Improvements

City design standards call for Urban Street Standards along Peoria Street and 17th Avenue. Along Peoria Street, please provide a standard 16-foot urban sidewalk with tree openings to match the diagram below. Along 17th Avenue, please provide a modified 14-foot urban sidewalk with tree openings to be consistent with the existing flowline and match the proposed Paris Family Housing project to the west.

Response: The standard 16-foot street section has been provided as requested along Peoria Street. A modified 14-foot street section is provided along 17th Avenue. The existing curb is proposed to be replaced along 17th Avenue, maintaining the original alignment. The street section generally matches the street section of the proposed development to the west, with respect to the Fitzsimmons Boundary Area District design criteria.

3. Site Design Issues

3A. Building Orientation and Setbacks

The building should be oriented towards the street to create an urban street edge and at least one primary entrance shall be provided for any use with significant street frontage along Peoria Street. The setbacks from the property line along Peoria Street and 17th Avenue shall not exceed 10 feet.

Response: The building has been oriented to create a pedestrian oriented, urban street edge with high visibility and primary access from Peoria Street. The building setback from 17th Avenue is 5 feet. The building setback from Peoria Street is 10.65 feet, which exceeds 10 feet in order to provide the required width for the 16-foot street section and associated sidewalk easement.

3B. Parking

On-site parking is required by Section 146-1504 of the Zoning Code. Staff will evaluate the parking on the overall need for the entire project instead of calculating each individual use, but a waiver will likely still be required. Please provide a parking analysis of at least three similar developments in the Denver Metro Area to determine the required parking count and provide justification for the number of parking spaces you are providing. The content of the parking analysis should follow the requirements in Section 146-1505. In order for staff to feel comfortable supporting the proposed development with less parking than required by code please work on your site design or unit counts to provide at least 1 parking space per dwelling unit.

The Parking Analysis/Study must be sent to Robert Ferrin for review at rferrin@auroragov.org and must also be uploaded to the development site with the rest of the site plan submittal. In addition, staff would like more information about how the parking will be managed, particularly related to retail and guest parking. Per the city's Parking Manager, Robert Ferrin, the applicant is strongly encouraged to develop parking management strategies to help mitigate parking spillover effects into the adjacent single-family neighborhood. Parking management strategies include, but are not limited to:

- On-site car share;
- On-site secure bicycle parking;
- Eco Pass or Flex Pass Transit programs;
- Carpool; and
- Unbundled, shared parking.

Response: A Parking Analysis was completed by Walker Parking Consultants and included with the submittal. Parking for the building has been provided based on the results of this analysis and based on owner/development direction and HUD plan review for financing. Unit mix has been modified to accommodate 1 parking space per bedroom or 1.05 spaces per dwelling unit. There will be plans to incorporate on-site secure bicycle parking. Goal is to achieve a maximum 5% from the required count set forth in Table 15.1. 14 secure bicycle spaces to be provided within the building for residents.

3C. Density of Use

There is a minimum residential density of no less than 25 units per acre within FBAD. It appears your plan exceeds this requirement, but please provide detailed information in your Letter of Introduction and on the site plan as to the overall density.

Response: 137.14 Units per Acre is the overall density. Unit mix has been modified from 100 units to 96 by combining 8 efficiencies into 4 2 bedroom units per owner/development direction for HUD financing.

3D. Average Unit Size

Section 146-712, Table 7.6 contains a list of minimum apartment unit sizes within FBAD. Based on the information provided, it appears that you will request a waiver from this requirement. Staff understands that the market has shifted since the code was originally written and requests that you provide justification within your Letter of Introduction to support the apartment unit sizes you have in the building. You may want to consider combining units to achieve a parking count to allow for at least one space per unit.

Response: Waiver is requested as the market has shifted since the zoning ordinance was written. The project mix was modified as noted in 3C to achieve the recommended 1:1 parking count

3E. Vehicular and Pedestrian Circulation and Connectivity

With your site plan submittal, please clearly label vehicular and pedestrian circulation, as well as all access points on the site. Please ensure that the proposed uses are well integrated and function as one complete site.

Response: See attached site plan.

3F. On-Site Amenities and Use of Open Space

There are special requirements for amenities in new multi-family development within the Fitzsimons Boundary Area, which can include plazas, swimming pools, clubhouse, etc. Please review Section 146-712, Table 7.6 for specific requirements.

Response: A hot/cold spa has been added at the podium terrace that will also include an outdoor kitchen. The clubhouse and small fitness center have been further developed facing the podium terrace. An indoor/outdoor sky lounge has been added to the 8th level of the building. See attached building plans.

3G. Height

Per Section 146-712, Table 7.6, there shall be no maximum building height except that there shall be a maximum height of 35 feet for any structure within 75 feet of a lot line of any adjacent property that is outside of the Fitzsimons Boundary Area Zoning district and is residentially zoned. Your site is not within 75 feet of any residentially zoned property; therefore, there is no height limit for your proposed development.

Response: Comment noted.

3H. Site Lighting

In conformance with FBAD standards, all street / parking lot lights and pedestrian lights shall comply with the fixtures shown below. Section 146-1509(H) outlines all other lighting requirements.

Response: Garage parking will be lighting from within the building and not from pole lighting. Street lighting to conform to these standards as required.

4. Landscape Design Issues

For further information, please feel free to contact our Principal Planner/Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the Uniform Fitzsimons Boundary Area Public Realm Design Standards, FBAD standards, Article 14 and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Landscape plans have been prepared in accordance with the Fitzsimons Design Standards, FBAD Standards and City of Aurora standards.

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments.

Landscape Plan Preparation: Please label all landscape sheets **“Not for Construction”**.

Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must have plant symbols and plant labels with a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan.

Response: Plans have been labeled as Not for Construction and contain all necessary charts and tables per City of Aurora Standards. Landscape plans have plant symbols and callouts.

B. Fitzsimons Boundary Area District (FBAD)

The following bullet points are not necessarily an all-inclusive list of the landscape prerequisites found within FBAD. The applicant is responsible for reviewing the FBAD requirements and determining all applicable landscape conditions.

In reviewing the above mentioned table, category or item “C” would be the required street cross section. This necessitates the installation of an urban street cross section which consists of a continuous hardscape area between the curb and building face with tree openings along both 17th Avenue and Peoria Street. This is reflective of Figure 7.2.

Provide a minimum 9-foot wide sidewalk within the existing right-of-way; the remaining right-of-way from the sidewalk to the curb line should be hardscape consisting of scored concrete and street trees in tree openings for a total street cross section of 16 feet. A 16-foot street cross section is required along Peoria Street, while a modified 14-foot street cross section is acceptable along 17th Avenue to be consistent with the Paris Family Housing development.

- Provide at least one street tree per every 30 feet of frontage along all external and internal streets. To avoid conflicts between development standards, the city would support a spacing of 35 feet in accordance with Division 7 as noted below.
- Provide landscape buffers at interior lot lines per Article 14.
- A minimum 5-foot wide landscape buffer is required behind sidewalks to screen parking lot frontages (if applicable).
- The buffer depth behind sidewalks in front of building shall be zero if there is no building setback. Otherwise, provide a minimum of 1 foot of landscape area for each foot of building setback up to 5 feet.

Response: The standard 16' urban streetscape has been provided along both 17th Avenue and Peoria Street as described above with trees spaced at 30' on center. Parking lot screening is not applicable along the street frontages and the buffer is zero along 17th and Peoria as there is no setback.

C. Urban Public Spaces or Urban Street Landscaping – Section 146-1478

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the urban public space / urban street landscaping section of the code. The applicant is responsible for reviewing these sections and determining all applicable landscape requirements.

- Furnishing Zone Landscaping. Provide one shade/street tree per 35 linear feet of street frontage. This applies to both 17th Avenue and Peoria Street. Refer to Section 146-1478(C)(1). Street trees should be planted within 5' x 15' plant beds. Provide shrubs, perennials and/or ground covers within each tree bed per the required ratios.
- Building Perimeter Landscaping. Provide landscaping within the "Frontage Zone" per Section 146-1478(E). The amount of landscaping shall exceed or equal one tree equivalent per each 40 linear feet of frontage.

Response: Comment noted. Landscape buffers have been provided.

D. Article 14 Requirements

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape requirements.

- Non-Street Frontage Landscape Buffers.** A 15' wide non-street frontage landscape buffer is required along the northern and western property boundary lines per Tables 14.5 and 14.2. Buffers shall consist of one tree and five shrubs per 25 linear feet of buffer. Fifty percent of the trees shall be evergreen species. The city will support the reduction of the proposed buffer width along both property boundary lines from 15 feet to 7.5 feet. A previous agreement was made with the adjoining property owner to the west that would allow for a total 15-foot wide buffer between the two properties in order to support infill redevelopment. However, the current sketch plan indicates only a 3-foot wide buffer along the western property boundary line which will not be supported by staff. The buffer provided must be a minimum the 7.5 feet.

Response: A minimum 7.5-foot landscape buffer is provided along the north and west property line. Refer to the Site Plan and Landscape Plan.

- Parking Lot Landscaping and Screening.** Depending upon the ultimate design of the parking area (if it is open air), the edges of parking area will need to be screened with one or a combination of methods shown in Section 146-1440. A wall is permitted, especially in an urban condition. If using plant material, screening shall consist of a continuous row of shrubs planted in a double row at 3 feet on center. Shrubs must reach a minimum of height of 3 feet at maturity.

Response: The parking lot has been screened with a continuous double row of shrubs at 3' on center.

- Detention, Retention and Water Quality Ponds.** The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large detention ponds. Applicants may propose their own BMP's or refer to the Urban Drainage and Flood Control Districts Storm Drainage Criteria Manual.

Response: Comment noted. See Grading and Utility Plan for proposed water quality BMP, which meets the criteria for an accepted UDFCD BMP.

- Service Areas and Trash Enclosures.** Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Refer to Section 146-1433.

Response: Trash will be screened by walls of the building. Containers will be brought out only on trash pick up day for disposal.

- Irrigation.** Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Comment noted.

5. Architectural and Urban Design

5A. General Design Standards

Section 146-405(F)8 of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.

Response: See attached elevations for all 4 sides of the building. Design emphasis was made at the corner of Peoria and 17th Street for retail corner.

5B. FBAD Architectural Standards

In addition to other FBAD requirements, please note that additional architectural standards apply to both the residential and non-residential components of the project:

Residential:

- Where pitched roofs are used and are visible to the general public, the minimum slope shall be at least six feet of rise for every 12 feet of run. Allowable roofing materials include: high profile composition shingles, architectural standing seam metal, concrete and clay tile.
- Fifty percent of all units shall require a porch, deck, patio, or balcony of 80 square feet minimum.
- Roof dormers / roof breaks shall be required when sloped roof length exceeds 50 feet.
- Wall projections shall be required when exterior wall length exceeds 50 feet without a change in wall plane.

Response:

- The roofs will be low slope and will not be visible.*
- 54 of the 96 units (58%) have 80 square feet of balcony or deck.*
- The roofs are not pitched. There is a break in the parapet where the overrun occurs for the elevator.*
- This was also used as a design element to emphasize the building residential entrance.*

5C. Masonry Requirements

Masonry standards for multi-family buildings are set forth in Table 13.4 of Section 146-1303. The required minimum percentage of masonry applies to the total net façade area, rather than to each elevation separately. The minimum percentage of masonry for your project is as follows:

Small, medium, and large multiple family residential	Either:
	• 60 percent shall be clad in brick or stone; or
	• 80 percent shall be clad in stucco; or
	• 80 percent shall be clad in a combination of stucco and brick, or stucco and stone.

Response: The project will be clad with a combination of stucco and brick for 80% with 20% of metal cladding similar to other buildings in the area.

5D. Screening of Roof Top Mechanicals

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans: (click here for the specific note)

Response: The parapet is to be the primary screening device for the mechanical equipment on the roof. “Roof-Mounted Equipment Screening” has been added to the elevations.

6. Waivers

From the information provided, it appears that waivers may be required for average apartment unit size and parking. You must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 146-405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

Response: Noted.

7. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

Response: A completed mineral rights affidavit will be included with the submittal.

8. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

Response: Comment noted.

Parks, Recreation & Open Space Department (PROS)

Population Designation:

The initial pre-application submittal information designated the development in question as a multi-family infill residential development with a total of 81 dwelling units. Population calculations for the development utilize a per-unit multiplier of 2.50 persons per unit. For PROS fees assessment, population calculations would propose an overall population increase over the approved development population of 203 persons residing in 81 dwelling units.

Response: Comment noted.

Land Dedication and Park Development Fees:

To provide adequate parks equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities. When a development includes residential units, these requirements are applied.

Response: Comment noted.

Explanation of Park Land Dedication Requirements:

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.

- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

Response: Comment noted.

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

- Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 203 for 81 dwelling units, the neighborhood park land dedication requirement will be 0.61 acres.
- Community Park Land Dedication –Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 203 for 81 dwelling units, the community park land dedication requirement will be 0.22 acres.
- Cash-in-Lieu Payments – For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (2017) is \$45,800 per acre. Total cash-in-lieu of land dedication for 1725 Peoria is as illustrated in the following calculation:

Land dedication total acreage 0.83 acres x \$45,800 per acre = \$38,014.00

The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.

Response: Land dedication requirements will be satisfied with a cash-in-lieu payment of \$38,014.00 at the time of first subdivision platting.

Park Development Fees:

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 0.83 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, combined for Neighborhood Park and Community Park, shall be \$138,780.74 or \$1,713.34 per dwelling unit. Park development fees shall be paid per unit at the time of building permit issuance.

Response: A park development fee of \$138,780.74(or approved value) will be paid at the time of building permit issuance.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2017). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

Forestry Division

There are three trees that could be impacted by development of this site. The trees are located on E 17th Avenue, and should not be preserved due to their current site conditions.

Tree Mitigation Requirements:

Trees on site that are 4” or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10” tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents are not acceptable for tree mitigation.

Forestry’s Role in Site Plan Review:

- When the site plan is submitted, please show and label all existing trees on the Landscape Plan and indicate which existing trees will be preserved or removed. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.
- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.
- 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 Parks, Recreation & Open Space Dedication and Development Criteria manual.

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

Response: Comment noted. Ash trees will not be used and tree mitigation values will be added to plans after the tree assessment has been completed. Existing trees to be removed are shown on plans.

Aurora Public Schools

The school land dedication requirement for the proposed 81 residential units in the 17th and Peoria redevelopment plan is .2651 in accordance with Section 147-48 of the Aurora City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value for this obligation. Cash-in-lieu of school land dedication is due before platting.

Response: The school land dedication requirement will be satisfied with a cash-in-lieu payment of 0.2651 acres at market value, paid prior to platting.

Aurora Water

Key Issues:

- ▶ The 8” sanitary main must be relocated to the west within a 16’ utility easement for this development.

Response: Comment noted. The 8-inch sanitary main will be relocated to the proposed alley, within a 16-foot utility easement.

- ▶ Water meters (domestic and irrigation) are to be located in a landscaped area.

Response: Comment noted. The proposed water meter is located in a planting area within the Peoria Street furnishing zone. Refer to the Grading and Utility Plan.

Utility Services Available:

- Water service may be provided from the 8" PVC in Peoria St. (west side of street).
- Sanitary sewer service may be provided from the new 8" PVC sanitary main in utility easement on the site.
- Project is located on map page 4D

Response: Comments noted. Water and sanitary services from the buildings will be provided from the utility mains as indicated. Refer to the Grading and Utility Plan.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development
 - Grease Interceptors are required for commercial kitchens
 - Sand/Oil Interceptors are required for vehicle maintenance facilities
 - All utility connections in the arterial roadway are required to be bores.
- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Response: Comment noted. Refer to Grading and Utility Plan.

Utility Development Fees:

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules below:
 - Platted After January 1, 2017
 - Platted Before January 1, 2017

Response: Comment noted.

Key Issues:

- ▶ Dedicate a Public Access Easement along the entry/alley in order allow legal access for retail customers.

Response: Comment noted. A public access easement will be dedicated along the alley, and a sidewalk access easement will be dedicated for the building frontage along 17th Avenue and Peoria Street to meet the required street section width.

- ▶ In the southeast corner of your site, dedicate a 25ft Corner Lot Radius.

Response: Comment noted. A 25ft corner lot radius will be dedicated.

- ▶ Parking is a concern and shall be addressed in the required Parking Analysis (see Planning notes).

Response: Comment noted. See response to comment in Planning Notes.

- ▶ A Traffic Impact Study will be required for this site which will include addressing the following specific items:

1. Existing, buildout and 2035 average daily traffic counts.
2. Include detailed analysis of Site Access Drive, 17th Ave @ Paris, and 17th Ave @ Peoria (include Queuing Analysis).
3. Potential improvements to the 17th Avenue @ Peoria signal.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to *Ethan Jacobs* at ejacobs@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.

Response: Traffic Impact Study submitted 10-4-17 addressing the above items. At direction of Traffic, long-range horizon year was 2040, not 2035 as mentioned above. The traffic study was submitted to Victor Rachael, Traffic Engineering.

- ▶ Based on our review of the Traffic Impact Study / Traffic Letter, additional improvements may be required.

Response: Comment noted.

- ▶ The intersection of 17th Avenue and Peoria Street is a potential candidate for traffic signal modifications. As an adjacent land owner/developer, you must participate in the cost of these modifications. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signal modification costs for the intersection of 17th Avenue and Peoria Street, if needed. 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 modification cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Response: Comment noted. Note has been added to Cover Sheet.

- Show all adjacent and opposing access points on the Site Plan.

Response: Comment noted. See Site Plan.

- Label the access movements on the Site Plan.

Response: Comment noted. See Site Plan.

- Designate the 30-foot sight triangles at all access points and intersections. Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

Response: AASHTO intersection sight distance triangles are shown on the Site Plan per Standard Traffic Detail TE-13. Per email correspondence between HKS and Victor Rachael on 9/29/2017, the 30-foot sight triangles have been omitted from the alley access location.

Add a note to the landscape plans regarding compliance with COA Roadway Specifications, Section 4.04.2.10

- Sight distance criteria as shown on City of Aurora Standard Traffic Detail TE-13 and as detailed by AASHTO guidelines is required. Show the sight distance triangle on the site plan.
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.
- The developer is responsible for signing and striping all public streets, if applicable. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment.

Response: A note has been added to the landscape plans regarding compliance with COA Roadway Specifications. Sight distance triangles, street names, traffic control devices have been shown on the plans.

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- ▶ Street improvements on 17th Avenue and Peoria Street along the property frontage shall conform to the FBAD standards as outlined by the planning comments above, with the exception of the modified

urban street standard listed for 17th Avenue. These improvements shall be constructed prior to the issuance of the Certificate of Occupancy.

Response: Comment noted. Refer to Site Plan, and responses to planning comments above.

► Water quality BMPs must be provided on site. Proprietary water quality devices shall be considered on a case by case basis.

Response: Comment noted. Water quality will be provided on-site prior to connection to public sewer system. A proprietary, underground Stormceptor Water Quality manhole is proposed. UDFCD considers this device an approved BMP.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Refer to Standard Detail S9.

Response: Directional curb ramps are proposed at the pedestrian crossing of the alley (consistent with the adjacent Paris Family Housing development), and at the northwest corner of 17th Avenue and Peoria Street per Standard Detail S9. Refer to the Site Plan.

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.

Response: 16-foot curb returns are proposed for the alley access. Refer to the Site Plan.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Comment noted. No retaining walls are proposed.

- The maximum access drive slope may be 4% when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Comment noted. Maximum access drive slope does not exceed 4%.

- Gates are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: Comment noted. No gates are proposed for this project.

- Street lights and pedestrian lights are required along adjacent roadways. Street light spacing, location, wattage, etc., information is contained in Section 4.10.

Response: The existing street light on Peoria St. is proposed to remain, and the existing street light on 17th Ave will be relocated closer to the curb. These locations conform to the standards in Section 4.10. Pedestrian street lights are located along 17th Ave and Peoria St. at 30'-60' intervals per Section 4.10.

ROW/Easements/Plat:

- The dedication of a 25-foot lot corner radius is required at the intersection of 17th Avenue and Peoria Street.

Response: A 25' lot corner radius will be dedicated at this intersection.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site.
 - Utility easements shall be required the proposed water/sanitary sewer/public storm sewer.
 - Public access/fire lane easement shall be required.

Response: Comment noted. All required easements will be dedicated by plat.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and the imperviousness will not change from the approved drainage study covering this development. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter.

Response: Comment noted. A preliminary drainage letter and review fee will be submitted to engineering which satisfies this criteria.

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

Response: Comment noted. The SDI Design Data form will completed in accordance with the final drainage report, and uploaded prior to approval of the Civil Plans.

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

Response: A comment below noted that due to the existing condition of the site being completely paved over, detention of storm drainage would not be required as there will be no increase of runoff from the site. Refer to the submitted drainage letter for details on historic and proposed flows.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Comments noted. Runoff from the building area will be captured by internal roof drain and piped directly to the water quality manhole. The surrounding site area is graded so that minor storm flow is not directed over sidewalks.

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

Response: Comment noted. Storm drainage from this site will connect to the existing 60" storm sewer in Peoria St.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Comment noted. Refer to Grading and Utility Plan for proposed storm sewer layout.

- Special storm drainage facilities for this site: Since the existing site is paved, developed flows may not increase from historic flows and therefore not require detention. Water quality must be provided on site.

Response: Water quality will be provided on-site prior to discharge to the public storm sewer system. There are no proposed on-site detention facilities.

Fire/Life Safety Comments – Building Division

Key Issue:

► Please provide a 16' public access easement on the west side of the proposed structure connecting E. 17th Place with the northerly property line of the adjacent site. This 16' public access easement must be constructed to the Public Works specifications of a fire lane easement in order to ensure that it will support the imposed weight of our fire apparatus. A gating system, nor vehicular interconnectivity is being requested between your site and the site to the north.

Response: Comment noted. A 16-foot public access easement will be dedicated along the alley to the west of the building for public and fire access.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Response: Comment noted. A 16' public access easement will be dedicated along the alley to the west of the building to allow for fire access.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

Response: Comment noted.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Handicap Accessible Parking Signs
- Sign Package
- Signature Block

Response: Comments noted. Refer to Site Plan.

Emergency Responder Radio Coverage:

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- 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 an approved and 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 original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
 - Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.

Response: Noted.

Fire Department Access:

- In place of a fire lane easement, please provide a 16' public access easement on the west side of the proposed structure connecting E. 17th Place with the northerly property line of the adjacent site. This 16' public access easement must be constructed to the Public Works specifications of a fire lane easement in order to ensure that it will support the imposed weight of our fire apparatus.

Response: Comment noted. A 16-foot public access easement will be dedicated along the alley to the west of the building for fire access. The alley will be constructed with respect to Public Works Specifications for a fire lane.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C.

Response: Comment noted. Refer to Grading and Utility Plan for spacing of existing and proposed fire hydrants per the 2015 IFC.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

Response: Comment noted. The building will be sprinkled per 2015 IFC requirements. A dedicated fire service line is proposed.

Handicap Accessibility Requirements:

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1 and the 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing.

- Residential

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- Commercial

Response: Comment noted. The Site's accessible routes and entrances will conform to all applicable code requirements. Refer to Site Plan.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

Response: Noted. Location will be coordinated as building plans develop.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Comment noted. Legends are provided on each Site Plan sheet with the appropriate existing and proposed Site Plan elements.

Loading and Unloading Areas:

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

Response: Comment noted. A 16'x13' loading area has been added to the site plan at the South end of the proposed alley. This meets the net area requirements for a minimum 200sf loading area per Table 15.3 (208sf provided), and is enough space for a standard 16' moving truck to park without encroaching upon the fire lane easement.

Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Site Plan Note) Accessibility Note for Commercial Projects

- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage

Response: Comment noted. Applicable notes have been added to the Cover Sheet.

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Response: Comment noted. Data block has been added to the Cover Sheet listing the applicable items.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structures may utilized a 200 foot reach criteria in place of the 150 foot standard requirement
- Construction of Fire Lane Easements and Emergency Access Easement
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site

Response: Comment noted. Fire access spacing is provided from 17th Avenue and Peoria Street. The 16-foot alley is designed for fire access in the future ultimate redevelopment of the block. All proposed hydrants are located within public ROW. Refer to Site Plan.

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Response: The enclosure of the trash containers will be stored in a room of non-combustible construction. The podium structure at a minimum is required to be 3-hour construction per the IBC the walls will be of 2-hour non-combustible construction. Door openings will also be protected of 90 minute rating.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements and License Agreements that may be necessary for development of property.

Subdivision Plats:

- The property is currently platted but because of what you propose to do, it will need to be resubdivided (replatted) at this time in order to obtain a building permit. Plats must be prepared using

City of Aurora specifications given in the most current Subdivision Plat Checklist. These reviews of the plat can run concurrently with your other Planning Dept. submittals.

Response: Comment noted. Subdivision plat documents are included with the Site Plan submittal.

- A **presubmittal meeting** with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30 minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend and bring two sets of the plat.

Response: Comment noted, a pre-submittal meeting with Real Property has been conducted prior to Site Plan submittal.

Site Plans:

A site plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Site Plan Checklist.

Response: Comment noted. The Site Plan has been prepared in accordance with all checklist requirements.

Separate Documents:

- During the Pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions that may require a separate document. Following are the links to additional information if needed later in your formal review process:
 - Easement Release
 - License Agreement Packet

Response: Comment noted. The documents listed above will be required for this project prior to approval. The existing utility easement will be released with the relocation of the sanitary line.

- Off site easement dedications** may be required in order to make your project work. It's up to the developer to obtain these easements for the City, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedication Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Response: Comment noted. Easement dedications will be processed through Real Property accordingly. Off-site easement dedication will be required for the proposed sanitary line on the property to the north.

- If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 4-6 weeks to

complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Response: Comment noted.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.) If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the License Agreement Packet. It takes 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

Response: Comment noted. No encroachments are proposed.

Should you have any questions or require additional information, please do not hesitate to contact me.

HARRIS KOCHER SMITH

A handwritten signature in blue ink, appearing to read 'JOH O'R', with a stylized flourish at the end.

John O'Rourke, P.E.