



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

November 28, 2016

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

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

Dear Ms. Stirdivant:

Thank you for your initial submission, which we started to process on Monday, October 17, 2016. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, December 9, 2016.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for Wednesday, January 25, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7251 or [etart@auroragov.org](mailto:etart@auroragov.org).

Sincerely,

Elizabeth "Libby" Tart-Schoenfelder, AICP  
Senior Planner II  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Gabriel Cullen, Studio Completiva, 3275 W 14th Ave Suite 201, Denver, CO 80204  
Marsha Osborn, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1639-01rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The current architectural elevations do not meet the Village at Westerly Creek masonry and material requirement. Please see the “teal” lines and the architectural comments below for these specifications.
- Village East Neighborhood Association is requesting a neighborhood meeting to discuss the parking waiver and the architecture. A daytime meeting would work for this discussion.
- Property Line Adjustment. Real Property has identified that a Plat Amendment or replat may be required. Please review their comments and redlines to evaluate whether this is needed.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

1A. Comment by Arnie Schultz, Organization: Village East Neighborhood Association (VENA), Address: 1137 S. Oakland St., Aurora, CO 80012-4259, Phone: 720-281-2880, Email: [seamus12@comcast.net](mailto:seamus12@comcast.net)

I have reviewed this development application, DA-1639-01, and shared my comments with the VENA Board. We are opposed for the following reasons:

1. The design is a cookie cutter exterior with each unit being a copy of the adjoining units. This looks very industrial and not in keeping with a residential area - it typifies what is wrong with most of Aurora's predominantly 3-story walk-ups.
2. We object to the applicant providing 51% of Required Parking. That will result in overflow spilling onto neighboring streets. 49% reduction is severely unreasonable.
3. Although the Parking Table shows 10 bike racks provided, the site plan doesn't show where they are located.
4. Although this development application states it is a Site Plan with Waiver, the waiver request is not specified, nor is it justified. Is there more than one waiver being requested?

We do appreciate the applicant providing more trees, shrubs, and bike racks than required.

We request a Neighborhood Meeting after the first review comments and the applicants reply is provided and before the 2nd submission.

*Sidebar: Staff requested information about Mr. Schultz' availability and he stated the following in an email: As of now I could do Nov. 28, 30, Dec. 1, 5-8 in the afternoon. I have a meeting in the AMC from noon-1 on Dec. 6 and will be back again for the Holiday Lighting at 5, so we could meet at 1 or 4 on Dec. 6. I also have a meeting in the AMC at 5 on Dec. 7 so could meet at 4 that day.*

1B. Comment by Ahmad Kassar, Organization: 10752 E. Exposition Ave. # 229

Address: Aurora CO 80012, Phone: 303-960-1976, Email: [ahmad\\_kassar@hotmail.com](mailto:ahmad_kassar@hotmail.com)

How will it affect my ownership and property value/tax on 10752 East Exposition Avenue?

#### 2. Completeness and Clarity of the Application

2A. The letter of introduction needs to apply aspects of the Site Plan Criteria into it. Please see the following link for this Code Criteria:

[https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/File/Business%20Services/Development%20Center/Development%20Process/Forms%20and%20Applications/004085.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Development%20Process/Forms%20and%20Applications/004085.pdf)

2B. Please include the standard Site Plan Manual notes found with this link:

[https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/Image/Departments/Development/Site%20Plan%20Manual%20Linkless2.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/Image/Departments/Development/Site%20Plan%20Manual%20Linkless2.pdf)

Waivers also need to be broken out and included on the cover sheet in a separate box. Please provide the waiver request and the justification in this box.

2C. Please label all adjacent zones on each sheet in the sheet set.



### **3. Waivers Requested or Required**

3A. Please state your waiver request and justification on the Cover Sheet of the site plan sheet set.

### **4. Parking**

4A. Will any covered parking be provided in the senior portion on the project? This should be evenly distributed.

4B. Will the garden court areas be the main entrances into the units or will they come in through the garages? One of the buildings contains a facade of garages that is too long (more than 6 doors) unless the front doors (entrances) are considered on the south side of the building. Please see residential design standards for multi-family garages in Section 146-1018 (F) of Code and the redlines.

### **5. Open Space and Recreational Amenities**

5A. Please label/legend all of the fencing locations on all sheets or provide a separate sheet breaking out the location of all fencing on it.

### **6. Landscape Design Issues**

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

6A. Update the landscape notes where indicated.

6B. Add "not for construction" to all landscape sheets.

6C. Update the site data table accordingly.

6D. Label all plants. A complete review was not possible

6E. All buffer plant material should be located on the exterior side of the wall to benefit views from the adjoining development to mitigate the adverse effects of the 6' wall.

6F. Dimension and label all proposed landscape buffers.

### **7. Architectural and Urban Design Issues**

7A. 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 should at least be as high as the equipment it hides. The following note to be labeled Roof-Mounted Equipment Screening should be added to the general notes section of all Site Plans:

"All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a free-standing 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."

7B. How many trash enclosures are provided throughout the site? It appears only two are included - one for the family portion and one for the seniors.

7C. The following are standards contained in the GDP for all of the Village at Westerly Creek. Please amend your elevations to reflect these standards.

1. Brick will be used to cover approximately 60% of the net facade per building per Table 13.1 in the City Residential Masonry standards. Articulation of brickwork is encouraged through the use of complimentary color options on adjacent buildings and coursing variations and patterns.

2. Non reflective painted metal paneling will be strategically placed around the building facade. The finish will be painted, prefinished or natural metal.

3. Cementitious lap siding will cover approximately remaining 25-30% of the building facade.

4. Balconies will be masonry wall at the ground level and wood joists with "trex" type decking.

5. Heavy timber is permitted as long as it is detailed and presented in a contemporary fashion.

6. Predominately warm and earth-toned colors are encouraged.

7. Thirty year dimensional asphalt shingles are allowed in exclusively residential buildings.



8. Articulation. Elements such as awnings, brackets, eave projections, sunscreens, trellises, etc. are considered vital to lending character and texture to a building and as such these elements will be highly encouraged.
9. A greater amount of articulation elements shall be provided on the first floor in order to lend a pedestrian friendly and human scale to the building facades.
10. Residential units on first floors will be encouraged to respond to the adjacent street by way of porches and balconies, etc. facing the street.
11. Exterior balconies and patios are required for senior developments and encouraged for all future phases.
12. Entry canopies/trellis. Use canopies and glazing to help define front entries.
- 7D. Please review all of the % of elevations for compatibility with the brick and cementitious lap siding requirement. Metal can be used as an accent, but the GDP references 60% brick and 25-30% cementitious lap siding.
- 7E. Per Article 20 of the Zoning Code, the definition of a garage is "a fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles". Please provide garage doors to fully enclose the bays.
- 7F. The trash enclosure should reflect the predominant material of the building or closely match it as much as possible. The color should also compliment the primary buildings.
- 7G. Please delineate the property line on the photometric sheet to ensure the footcandles do not spill over onto the other properties in the area.

## **8. Signage Issues**

8A. Please label/legend where the monument sign(s) are located on all sheets in the sheet set.

## **9. Other Site Planning and Technical Issues**

9A. Addressing. Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) , 303-739-7357

Please provide a digital .SHP or .DWG file for GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- 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. These file can be e-mailed to me.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **10. Civil Engineering**

10A. Redlined comments by Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) or 303-739-7306.

### **11. Arapahoe County**

Engineering. Comment by **Cathleen Valencia, P.E., Engineering Services Division, Arapahoe County Public Works & Development**

6924 South Lima Street, Centennial, CO 80112 (720) 874-6500, [cvalencia@arapahoegov.com](mailto:cvalencia@arapahoegov.com)

11A. Arapahoe County Engineering thanks you for giving us the opportunity to review the plans for Village at Westerly Creek. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Public Works Department may submit comments as well.



Planning.

11B. Name: Julio Iturreria, Email: [jiturreria@arapahoegov.com](mailto:jiturreria@arapahoegov.com)

Comment: Arapahoe County Planning appreciates the referral, however we do not have a comment for this proposal at this time.

### **12. Xcel Energy**

Comment by DONNA GEORGE, Organization: XCEL ENERGY PUBLIC SERVICE CO - CONTRACT ROW PROCESSOR, Address: 550 15TH ST, SUITE 700 DENVER, CO 80202

Phone: 303-571-3306, Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

12A. Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Village at Westerly Creek Phase 3**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the proposed project area. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements will 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 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

### **13. Life Safety**

13A. Comments by Neil Wiegert; 303-739-7613; [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org)

See "BLUE"-clouded comments on Site Plan pdf file. Comments relate primarily to the addition of required site plan notes, fire service locations, and dedication of fire lane easements.

### **14. Parks Department**

Forestry.

14A. Comment by Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / 303-739-7178

- No further comments since inventory was completed previously - before Phase I. Mitigation is dictated by the GDP, and is replaced within the landscape for each phase.

Parks.

14B. See purple redlines on the sheet set. Comments by Chris Riccardiello, 303-739-7154 or

[CRicciar@auroragov.org](mailto:CRicciar@auroragov.org)

### **15. Tri-County Health**

Comments by Vanessa Fiene, Address: TCHD 6162 S. Willow Drive Greenwood Village CO 80111, Phone: 720-200-1580, Email: [vfiene@tchd.org](mailto:vfiene@tchd.org)

15A. Thank you for the opportunity to review and comment on the Site Plan for a multifamily development located on the northeast corner of East Kentucky Avenue and Ironton Street. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.



### **Demolition of Buildings**

The proposal notes that the existing buildings on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If such fibers are present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. Per C.R.S. 27-5-501 and Air Quality Control Regulation 8 (Asbestos), the applicant must file a Notice of Demolition form with the Colorado Department of Public Health and Environment's (CDPHE) Air Pollution Control Division, and, if applicable, arrange for an inspection and abatement by a certified contractor. CDPHE must issue a notice of demolition (permit) before demolition work begins. The applicant shall contact the Division at (303) 692-3100 to obtain the permit application and instructions, or go to <http://www.cdphe.state.co.us/ap/asbestos/index.html>.

### **Community Design for Active Living**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD commends the applicant for including bike racks and connections to the neighboring trail into their design. TCHD would also like to commend the applicant for including a playground on the property to encourage physical activity. Finally, TCHD would like to applaud the applicant for including an area for a community garden for the tenants. Allowing this use provides greater accessibility to a sustainable living amenity, increases access to healthy food, and increases the opportunity for residents to participate and increase social interaction within the community. Please feel free to contact me at 720-200-1580 or [vfiene@tchd.org](mailto:vfiene@tchd.org) if you have any questions.

### **16. Real Property**

Comments in magenta by Darren Akrie, [dakrie@auroragov.org](mailto:dakrie@auroragov.org) or 303-739-7331.

16A. Easement dedications and releases required based on what's shown on your site plan. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan and/or plat will not be recorded until these documents are complete and ready to record. Maurice needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

16B. Your interior lot line between the two lots appears to have changed based on the comparison of the platted interior lot line. If you intend to change this lot line then you will have to do a Plat amendment. If you intend to change the exterior boundary line then a re-subdivision will be required. Either one of these processes can support easement dedications by plat.

16C. If you have items such as walls, fencing or monument signs & bollards encroaching into easements dedicated to the City then a license agreement will be required.

### **17. School District**

17A. Comment by DAVID STROHFUS, Organization: DIRECTOR OF PLANNING AND INTERAGENCY RELATIONS AT CCSO, Address: 4700 S YOSEMITE STREET GREENWOOD VILLAGE, CO 80111, Phone: 720-554-4244, Email: [dstrohfus@cherrycreekschools.org](mailto:dstrohfus@cherrycreekschools.org)  
Please see attached letter regarding cash-in-lieu for CCSO

### **18. Traffic Engineering**

18A. See redlines on the sheet set. Comments by Victor Rachael, [vrachael@auroragov.org](mailto:vrachael@auroragov.org) or (303) 739-7309.

### **19. Aurora Water**

19A. Comments by Jonathan Villines – [jvilline@auroragov.org](mailto:jvilline@auroragov.org). Most comments pertain to the locates of water lines and the need for easement releases. Comments in red on the electronic sheet set.

**David Strohfus**  
Director of Planning &  
Interagency Relations



Educational Services Center  
4700 S. Yosemite Street  
Greenwood Village, CO 80111

720.554.4244

[dstrohfus@cherrycreekschools.org](mailto:dstrohfus@cherrycreekschools.org)

October 20, 2016

Ms. Libby Tart-Schoenfelder  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Subject: DA-1639-01 Village at Westerly Creek Phase 3  
CWC Consulting Group  
74 Single Family Attached Homes on 5.5 acres (13.46 du/acre)

Ms. Tart-Schoenfelder,

Cherry Creek School District No. 5 has reviewed the information provided by the City of Aurora regarding the development application for The Village at Westerly Creek (Phase 3) and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Highline Elementary Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 0.4866 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multi-family low density homes

		ELEMENTARY	MIDDLE	HIGH	TOTAL
A	Standard Student Yield Ratio Factor (Sec. 147-48 (a-2) Table 1)	0.17	0.08	0.05	0.30
B	Acres Per Child (Sec. 147-48 (2) Table 2)	0.0175	0.025	0.032	
C	Number of Dwelling Units	74	74	74	
D	Land Dedication Acreage (A*B*C)	0.2202	0.1480	0.1184	0.4866
E	Cash-in-Lieu				TBD

The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in City of Aurora Land Development Code. The cash-in-Lieu fee will be determined by a fair market appraisal. CCSD reserves the right to collaborate with the City of Aurora Departments of Real Properties and Parks, Recreation, and Open Space as appropriate to determine a realistic valuation for this property.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus  
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services  
David Henderson – Director of Facilities Management  
Angela McCain – Director of Planning and Interagency Relations