



METRO CENTER – PLANNING AREA-1

SITE PLAN SUBMITTAL

RESPONSE TO PRE-APPLICATION MEETING KEY ISSUES 3-30-17

PLANNING DEPARTMENT

Key Issues

- **This phase of Metro Center is governed by the Metro Center Master Plan. The proposed site plan must meet Master Plan guidelines, including architectural and signage guidelines.**

Response: Acknowledged. Site Plan design has endeavored to meet the guidelines.

- **The development of Phase 1 will require a matching payment of \$234,300 for the federal grant which enabled the construction of the park.**

Response: Acknowledged.

- **Pedestrian access along the western edge of the site is important – provide a connecting sidewalk on the eastern side of the light rail tracks to connect Alameda to the Metro Center station. This access will also provide better pedestrian accessibility to shops/restaurants along that side of the site.**

Response: An access corridor is provided along the west side of the project. However, the pedestrian access is routed internal to the project rather than along a narrow and secluded corridor between the light rail and Buildings D & E.

- **Topography illustrated on the proposed site plan may affect the Trail Corridor plantings. Endeavor to design the site so that there is a better transition to the park.**

Response: The landscape plan endeavors to provide this transition. The trail corridor is physically separated from the site by grade due to the natural topography.

- **The parking garage has several challenges associated with it – especially with reference to fire/emergency access. Additional discussion will be required regarding the structure; additionally, there are special design standards for parking structures.**

Response: We are working with Fire and Life Safety to address the challenges related to fire/emergency access. A Fire Corridor is provided over the parking structure with two separate points of access – in addition to Fire Lanes.

- **A Public Improvement Plan, which is part of the Metro Center Master Plan, outlines the required infrastructure construction for Phase 1 development.**

Response: Acknowledged. Construction Documents for public improvement infrastructure will be provided at the next stage.

AURORA WATER

Key Issues

- **All buildings will need frontage to public water and sewer mains.**
Response: Public water and sewer mains are provided to each building or lot
- **Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, cantilevered walls, parking structures, etc. are not allowed to encroach into any easement.**
Response: Acknowledged.
- **Each separate foundation and/or lot will require an individual water meter.**
Response: Individual water meters/services are provided to each building.
- **All buildings must front on a public water and sewer main. The parking garage location may make this a challenge. Aurora Water is available to meet with you to help develop a solution.**
Response: We are working with Aurora Water to meet requirements for this challenging site.

PUBLIC WORKS DEPARTMENT

TRAFFIC DIVISION

Key Issues

- **Provide a traffic letter indicating conformance with the master traffic study.**
Response: See Master Plan comment/responses related to this item.

ENGINEERING DIVISION

- **Public improvements for this development shall conform to the approved master plan for Metro Center.**
Response: Acknowledged
- **Drainage reports shall be in compliance with the approved master drainage study for Metro Center. Storm Water Quality shall be provided for the RTD property in addition to this site per a previous agreement.**
Response: Acknowledged. See Master Plan Preliminary Drainage Report for additional discussion related to Water Quality requirements.

FIRE/LIFE SAFETY – BUILDING DEPARTMENT

Key Issues

- **As discussed within the pre-application meeting, Fire/Life Safety is interested in continuing our dialogue on ways of ensuring adequate fire access and the looped water supply requirements reflected within the currently adopted Fire Code are established within this site. Based on the challenges initially presented, I look forward to working with you to resolve these concerns to help you move forward with your project.**

Response: We look forward to continuing to work toward solutions that adequately provide for a safe and accessible site.

Sincerely,
Galloway & Company, Inc.



W. Tyler Frisby, PE – Project Manager