

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



April 30, 2018

Rob Longworth  
Ovis Capital LLC  
18 E 48th St, 19th Floor  
New York, NY 10017

**Re:** Second Submission Review – 1725 Peoria – Site Plan with Waivers and Replat  
**Application Number:** DA-1279-42  
**Case Numbers:** 2018-6002-00; 2018-3001-00

Dear Mr. Longworth:

Thank you for your second submission, which we received on Monday, April 9, 2018. We reviewed it and attached our comments along with this cover letter.

Your Planning Commission hearing date is set for Wednesday, June 13, 2018 due to scheduling conflicts with the May Planning Commission hearing dates. Please respond to the comments outlined in this review letter and upload your revisions to the development review website by Friday, June 1. Following the Planning Commission hearing, a technical corrections review will occur. Assuming all issues are resolved after this technical review, you can then submit your final Site Plan and Subdivision Plat mylars.

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.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Planner II  
City of Aurora Planning Department

cc: John O'Rourke, Harris Kocher Smith, 1120 Lincoln St, Suite 100, Denver, CO 80203  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1279-42rev2.rtf



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

1A. As requested in the first review letter, a neighborhood meeting was held regarding the proposed development on March 27, 2018 at Moorhead Recreation Center. Approximately 10 residents, plus the applicant, consultants and city staff, attended the meeting. The primary neighborhood concerns that were discussed included the amount of on-site parking proposed, traffic increases along 17<sup>th</sup> Avenue and Peoria Street and the height of the building. Other items discussed included the unit makeup (i.e. studio versus one-bedroom units), site access and potential types of retail uses. One comment was received with the second submittal from NANO reiterating their concerns about the project.

*Name: Nadine Caldwell*

*Organization: Northwest Aurora Neighborhood Organization (NANO)*

*Comment: Our concerns and comments remain the same – no parking waivers, traffic concerns and density.*

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

2A. Please make the Site Plan Notes text larger on Sheet 2.

2B. Call out and label the screen wall that is screening the loading space on Sheet 3.

2C. As a reminder, 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 whether the .DWG file meets the city's standards.

#### **3. Zoning and Land Use Issues**

3A. Developments within the Fitzsimons Boundary Area District have unique sign standards. These standards are outlined in [Section 146-1613](#) of the Zoning Code. Along with wall signs, you have the option of installing grand projecting signs, canopy signs, sidewalk signs, pedestrian blade signs, monument signs, etc. It appears that you calculated the signage in the Data Block based on the signage requirements in [Section 146-1609](#), so this should be revised. You do not need to determine the number, square footage or the types of signs at this point in the process because these can be reviewed through the sign permit process. In the Data Block, simply state that signage will comply with Section 146-1613. Please note that all signs must also follow the sign design and color criteria and the sign illumination standards.

3B. Please provide a detail of the screen wall that will be adjacent to 17<sup>th</sup> Avenue.

3C. Staff encourages you to provide an artistic wrap on the transformer along 17<sup>th</sup> Avenue to reduce the visual impacts of this utility. If you wish to pursue this, please contact Anna Bunce in Public Works at 303-729-7263.

3D. Label the number of parking spaces on the ground floor in each row on Sheet 3.

#### **4. Streets and Pedestrian Issues**

4A. Please clearly note that the Gullwing street lights should be mocha brown and the Louis Poulsen Kipp pedestrian lights should be black on Sheet 18.

4B. The pedestrian lights on Peoria Street appear to be shown in different locations on the Site Plan and the Photometric Plan. On the Photometric Plan, it looks like the pedestrian lights are not fully within the public right-of-way. Please clarify where these lights are located.

4C. Please add a bench along 17<sup>th</sup> Avenue so there is one along both street frontages.

4D. Add a note that states that the standard concrete pavement will have 5' x 5' score lines per the Fitzsimons Boundary Area Public Realm Design Standards.



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

5A. Please send the colored renderings of the building to your Case Manager for inclusion in the Planning Commission report and presentation.

5B. On the building elevations within the plan set, please remove the graphics from the windows / metal screens as this could create confusion for the zoning inspectors. They can remain on the colored elevations and renderings.

5C. Show the screen wall on the southern building elevation.

5D. Remove sign dimensions from the building elevations in case this changes prior to submitting sign permits.

## **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

*Sheet 6*

6A. Add a column that has the required / provided buffer width.

6B. Add the additional notation to the Non-Street Frontage Buffer as shown.

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

## **7. PROS (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in purple)**

7A. PROS will invoice the applicant for park land dedication in accordance with the criteria submitted for 1725 Peoria. Based on the 96 multi-family dwelling units and a population of 240 persons, the required neighborhood park acreage is 0.72 acres and the required community park acreage is 0.26 acres.

7B. Payment for park land dedication shall be paid by the applicant prior to approval of the final plat.

## **8. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

8A. Include easement dimensions on the Utility Plan.

8B. No trees will be allowed over the water meter and bypass line. The water meter lid must be accessible at all times. A fixture unit table and estimated daily average usage is required for 3" commercial meters on Civil Plans.

8C. See additional comments on the Utility Plan.

## **9. Forestry (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))**

9A. Tree mitigation will be achieved by upsizing street trees. No further reviews are necessary from Forestry.

## **10. Real Property (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)**

10A. Begin the easement release and easement dedication processes.

10B. There are some easements being encroached upon with the building overhangs that will need to be reconfigured out of the building envelope.

10C. Start the license agreement process for the encroachments of objects (rails, steps, bike ramps and ramps) in the easements or rights-of-way.

10D. Upload the state monument records for the aliquot corners used on the Subdivision Plat.

10E. Upload the Certificate of Taxes Due.

10F. Currently, the ownership listed on the Subdivision Plat is noncompliant with the Secretary of State's business registry and will be delinquent at the end of April 2018. This will need to be rectified before the Subdivision Plat approval.

## **11. Aurora Public Schools (Josh Hensley / 303-365-7812 / [jd hensley@aps.k12.co.us](mailto:jd hensley@aps.k12.co.us))**

11A. The school land dedication obligation for the proposed 96 residential units is .3142 acres in accordance with Section 147-48 of the City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value of zoned land with infrastructure in place for this obligation. Cash-in-lieu of school land dedication is due before platting.

## **12. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. See attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

April 23, 2018

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

Attn: Sarah Wieder

**Re: 1725 Peoria - 2nd referral, Case # DA-1279-42**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses for **1725 Peoria** and advises that the property owner/developer/contractor continue working with **Joanna Gomez** (Designer, 303-375-3516) 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 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.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado