

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



February 20, 2019

Mark Kung
Kung Architecture
2031 Grove Street
Denver, CO 80211

Re: Initial Submission Review – NORA Station – Redevelopment Plan
Case Numbers: 2019-6005-00

Dear Mr. Kung:

Thank you for your initial submission, which we started to process on Thursday, January 31, 2019. We reviewed it and attached our comments along with this cover letter.

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 Wednesday, March 6, 2019.

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.

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, Senior Planner
City of Aurora Planning Department

cc: Dae Gee Montview Blvd One LLC, 7570 Sheridan Blvd, Westminster, CO 80003
Jacob Cox, ODA
Filed: K:\SMA\2019-6005-00 NORA Station Redevelopment Plan\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please revise the Vicinity Map per redline comments.
- 1B. Clarify why the Legal Description is identified as “Parcel A” and “Parcel B.” It appears that the site just includes Lots 20 and 21, Block 168 of Yates-Ross Subdivision. Are the parcel lines different than the lot lines?
- 1C. Remove Notes #14 and 15 from the Site Plan Notes as these don’t apply to this site.
- 1D. Please clarify whether the “Future Elevator” is planned as part of the current changes proposed to the site or whether this will be added at an undetermined date in the future.
- 1E. If known, please delineate how the different sections of the building will be broken up (i.e. restaurant, office, etc.) on Sheet 2 and note the square footage of each use.

2. Zoning and Land Use Issues

- 2A. The present zoning classification in the Data Block should state: OA-MS (Original Aurora – Main Street).
- 2B. Instead of including information about the present use of the property in the Data Block, please note the proposed use(s). If still unknown, please list the potential uses.
- 2C. Please include a Legend on Sheet 2 that includes different linetypes and symbols for various items on the site, such as property boundaries, existing versus proposed sidewalk area, building entries, hardscape materials, bicycle racks, lighting, etc. This would make it easier for staff to review the plan.
- 2D. Please remove the rooftop equipment from Sheet 2 and just show the roof plan on Sheet 6.
- 2E. The cobblestone area just north of the outdoor patio along Montview Boulevard does not seem necessary, especially since it’s not provided to the east where this same condition exists. Please review.
- 2F. If possible, the trash enclosure material should match the primary building materials, which would be brick or CMU.

3. Parking Issues

- 3A. Parallel parking spaces shall be provided along Nome Street in lieu of head-in parking spaces for pedestrian and driver safety. The current configuration is not allowed by Public Works and is not supported by code language in the recently-adopted Original Aurora Zoning Code. You should be able to fit 3-4 parallel parking spots in this area.
- 3B. Update how parking is listed in the Data Block. An example has been provided on the Cover Sheet from another similar Redevelopment Plan. It should include the “required” and the proposed number of parking spaces, as well as the parking calculations based on the proposed uses.
- 3C. Add the requested note regarding the “Adaptive Reuse” designation of this site. You are not required to comply with the parking requirements in the Original Aurora Zoning Code because of this.
- 3D. It appears that another parallel parking space could be added behind the area identified as “Space 18.”
- 3E. Per [Section 146-1509](#), the length of 60 degree angled parking should be 21’ if possible. It is currently shown as 20’. If this is not practicable given the existing site conditions, please coordinate with your Case Manager.
- 3F. Please review whether it will be possible for a truck to access the dumpster given the adjacency of the parking. It may be best to orient the trash enclosure north for easier access.

4. Signage Issues

- 4A. The signage requirements in this area of the city are based on [Section 146-1613](#), not [Section 146-1609](#). Please update the Data Block as such. If the desired types of signage and sizes are unknown at this time, simply reference this code section in the Data Block.
- 4B. Please do not note the exact sign square footage on the buildings elevations as these can change prior to submitting your sign permit to the Building Department.
- 4C. Are the signs shown on Sheet 4 proposed on top of the building? Please clarify.



5. Architectural and Urban Design Issues

- 5A. Call out the existing brick material on Sheets 4 and 5.
- 5B. Include a sample of the proposed CMU color with the next submittal.
- 5C. Are the overhead doors proposed along Montview Boulevard made of a clear glazing material? Please clarify.
- 5D. Please explain why two different shades of CMU are shown on Sheet 5.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 6A. Crushed breeze is not an acceptable treatment along Montview Boulevard. It should be hardscape per the city's urban street standards.
- 6B. Korean Sun Pear, while a pretty tree, is too short and round to be used in this urban condition where pedestrians will be walking. Review the city's Landscape Reference Manual for additional deciduous canopy tree species that would be better suited for urban conditions.
- 6C. Once the sight triangles are added to Sheet 2, please ensure that the plant material within the triangles does not reach a height of more than 26".
- 6D. Review additional redline comments on Sheet 2.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 7A. The drainage letter should be uploaded separately from the Redevelopment Plan submittal. Please contact the Engineer On Duty at 303-739-7335 to request a folder for the drainage letter. Review fees will apply.
- 7B. Include a Grading and Utility Plan in the plan set.
- 7C. Dimension all sidewalks.

8. Traffic Engineering (Briana Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

- 8A. Head-in parking is not allowed on public streets (Nome Street). Update the plan set to remove this.
- 8B. Include sight triangles from the alley. Place the start of sight triangles behind the sidewalk.
- 8C. Include a left-looking sight triangle from the east side of Nome Street. The length of the sight triangle would be 625' per COA TE-13.2.
- 8D. Consider using alternative street trees that would require less maintenance per redline comments on Sheet 2.
- 8E. Add the required note on Sheet 2 regarding sight triangles.

9. Fire / Life Safety (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)

- 9A. Address comments in the Data Block.
- 9B. On all Site Plan, Grading and Utility Plan, and Photometric Plan, provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances (60%), site amenities and transit stops.
- 9C. Include a Photometric Plan. Please maintain a minimum 1-foot candle to all exterior accessible routes.
- 9D. Based on the request from Public Works and Planning to remove parking along Nome Street, the accessible parking space / van accessible parking space will need to be relocated elsewhere.

10. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- 10A. Portions of your outdoor patio appear to be encroaching into the public right-of-way. A revocable license will be required for this, as well as for any decorative paving or items (i.e. bicycle racks) in the public right-of-way. Please review comments on Sheet 2 and contact Grace Gray to begin the process.

11. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 11A. A Grading and Utility Plan must be included with the next submittal in order for Aurora Water to complete their review of the proposed redevelopment.