



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

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May 24, 2018

Jim Mercado
 Dillon Place LLC
 J. Mercado & Assoc., Inc.
 1129 Cherokee Street
 Denver, CO 80204

Re: Initial Submission Review - Argenta (Fan Fare) - Master Plan, Site Plan and Plat
 Application Number: **DA-2139-00**
 Case Number: **2018-7001-00; 2018-6018-00; 2018-3024-00**

Dear Mr. Mercado:

Thank you for your initial submission, which we started to process on Monday, April 30, 2018. 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 June 15, 2018.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
 City of Aurora Planning Department

Attachment: Letters from Xcel, CDOT and Arapahoe County

cc: Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204
 Brandon Cammarata, Case Manager
 Meg Allen, Neighborhood Services
 Jacob Cox, ODA
 Filed: K:\\$DA\2139-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Adjust the plat to reduce or eliminate unbuildable tracts between townhome lots and the street. This is a technical correction and should not necessarily change the relationship of the building to the street.
- ✓ Submit more detailed information regarding land dedication of the “Small Urban Park” in the master plan.
- ✓ Please provide addition information on the Master Plan as suggested by Planning.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal. Please address redlines submitted by Sara Ullman the initial case planner. Sara has left the City of Aurora and case planner role has been transitioned to Brandon Cammarata.

1. Community Comments

Name: Yves Genty; Address 10162 E.7th Avenue, Organization: Del Mar Neighborhoods United; Phone: 7206299894; Email: yrgenty@gmail.com

Comment: It is not clear to me how the detention pond connects to the existing 36 inch storm drain pipe in Hanover Street. That is because the small detail is not clear on my computer screen.

I'm also concerned about the strength of the pond wall in case of a massive downpour. The property to the North could suffer major damage should the wall fail.

2. Completeness and Clarity of the Application

2A. Please increase to scale of the site plan to at least 1 to 30 scale on site all site plan sheets.

2B. Please review redline comments

3. Zoning and Land Use Comments

Master Plan

Introduction

Include additional context from a mapping standpoint and project standpoint. Mapping should identify the street network, landmarks, schools, bus stops, on and off-street bike routes, parks, etc. Also, map and reference the Havana North Urban Renewal Area. Generally, describe the Havana overlay district and map the boundaries.

Master Plan

Please show the planned east/west connection to Havana on the north end.

Identify Bus stop location.

Design Intent and Guidelines

On “streetscape,” please include language that buildings should be located with the front facing the street and located close to the street. Parking along streets shall be avoided and when necessary shall be a screen with vertical elements that will include a low wall. There is a reference to sheet nine on parking which is not in the package. Please include this page addressing design principles for surface parking. The sheet should also provide more guidance on the design mitigation for the podium parking especially when the podium parking is adjacent to the street of common areas intended for pedestrians. This mitigation should include screening approaches as well as the need to include architectural detail elements to break up long facades.



Street Hierarchy

There needs to be more clarity regarding the design of the primary internal drive (in the multi-family area) in particular how pedestrians can utilize this feature and how the design can be an approach to function more like a street.

Provide design guidance to the northerly east-west connection to Havana that provides for multiple modes of transportation and quality urban design.

Please clarify the approach to bicycle movements. My understanding is that 4th Way signal at Havana will be bicycle friendly. Please include this potential approach prominently in this plan. Also, show how your bicycle plan takes advantage of this signal and the ability to head east to the Highline Canal Trail.

Section D-D is not clear. I don't understand the carport shown in the section. There should be on-street parking, and the proposed 40-foot wide street section is potential too wide for this pedestrian-oriented development.

Include the desired relationship of buildings to the street in these street sections.

Include plan view of the street sections in addition to the cross-sections.

Landscape Enlargement

Please include street frontage as an important design feature for both the mews and the parks. Also, the inclusion of flexible, usable space is vital in both parks and mews.

Signage Plan

Identify that the plan intends to have a consolidated approach to ground signs with the intent to avoid the clutter of ground signs.

Architectural

Townhomes

Add to bullet point five "and manage grade changes between the building and back of sidewalk to avoid steep slopes that are hard to landscape or use.

Apartments

Add to bullet one that most units will include balconies. Clarify that buildings should be set back 10' to 20' from streets. The visual appearance of structured parking adjacent to the street should be mitigated. This mitigation should include screening approaches as well as the need to include architectural detail elements to break up long facades. Please provide examples.

Retail

Add to bullet number 3 that the facades facing Havana will include storefront window and customer entrances. Add that multiple story buildings are encouraged and that north of 4th way the expectation is building of 2 or more stories.

Parking

Parking is mentioned previously in this letter. In particular the need to clarify expectations regarding the appearance of the podium parking, the general approach to surface parking and if there will be carports or detached garages and regarding the primary drive aisle design standards and pedestrian functionality. If carports or detached garages are being considered, then please include this idea and guidance in the parking section. Generally, the staff is not supportive of detached garages or carports and would like to see the 35% garage parking accommodated within the parking podium.

**Plat**

The plat comments are not intended to substantially change the site layout or relationship of buildings to the street or commons areas, but rather the comments are addressing the technical approach. The plat comments are to clarify what expectations moving forward are and minimize complications in the future regarding ownership of property and easements.

All lots adjacent to streets should extend to the right of way boundary.

Adjust plat boundaries so that proposed tree lawn and sidewalk sections will be in the public right of way. In particular, there will be changes to the curb line on Havana Street to incorporate.

4th Way and the internal north-south street should either be platted as right of way or in a tract or easement wide enough to accommodate the full street section including sidewalk and tree lawn. 4th Way should also be platted through to Havana Street with this plat. The platting of the 4th Way to Havana should not change the nature of the discussion regarding the public improvements plan.

Site PlanOutdoor Space

In general, the staff is supportive of the green court or mew concept in this context. However, the common portion of the green courts should be 40-feet. In this proposal the common portion is 30-feet. Please expand the width of the common green court area and retain the current porch relationship to the court. There would appear to be opportunities to reduce four of the east-west shared driveways from 27.5' to 25' to allocate five additional feet of width to each green court. In addition, the 31-foot wide drive is also an opportunity. There may be other locations to reallocate space to the green courts without substantially impacting urban design, function or safety.

Lots need to incorporate room for typical building setbacks. In this case, the lots seem only to include the building footprint and exclude the front stoop. Lots adjacent to public or private streets and shared drives should have lot lines that extend to the street or drive and meet at substantially 90-degree angles. This is not to suggest changing the proposed relationship of the building to the street or green court but to address technical approach. Please make this adjacent to the plat and site plan and identify the front, side and rear setbacks proposed. Please also clarify how the typical porch is proposed, there seem to be at least two general approaches, but it is not clear what is happening in each approach (some porches seem to be enclosed by a low wall and others it is not clear).

With reduced setbacks to the street, there is often more grader to accommodate in a shorter area. Please

Pedestrian Network

Use directional ADA crossings as corners. Also, please adjust the connection of the internal walks to the public side to be 90 degrees.

Circulation

The shared driveways appear to be over 30-feet of concrete wide. This amount of width seems excessive even with zero setbacks for the rear in the context they may encourage parking within private drive areas.

Architecture

Materials - Include calculations showing percentages of materials on all four sides. In general, the requirements for townhomes is net 50% brick or stone per building or net 75% stucco or combination stucco/brick stone per building.



Side Elevations - Please enhance the side elevations that will face streets or public areas. In general, including an approach that reinforces the top, middle and base of the building. The base may include the first story differentiated by a horizontal expression line of trim or ornamental architectural elements that distinguish it from the rest of the façade. To distinguish the top, propose a cornice or similar horizontal expression line differentiating the top of the building.

Front Elevations – Include a cap element on the top of the parapet or other similar horizontal trim feature.

Please include the number and square footages of balconies and porches.

Lighting

Please replace the floodlight TYPE GG with a lighting approach that is shielded and facing down.

Please clarify the height of various fixtures.

Please include additional BB lighting type along with all townhome frontages and or explain the rationale for the approach to only include this lighting on some frontages.

Miscellaneous

Address all redlines.

Provide details for low walls and retaining walls.

4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

Sheet 8

- Remove note 14 of the City of Aurora Notes.
- Either correct the design guidelines or correct the table and landscape plan to reflect a 35 street tree spacing.
- Add “Street X” to the Standard Rights-of-Way Street Tree Table.
- Update the Non-Street Frontage Buffer Table to only include those portions of the northern buffer in Phase 1.
- Add a column to the Non-Street Frontage Buffer Table for width required/provided.
- There do not appear to be any trees provided in northern buffer as indicated in the table.
- All deciduous trees shall be 2.5” at time of installation and 2” for ornamental trees.
- It appears several landscape waivers are necessary. List them on the landscape plan and cover sheet. The letter of introduction should include all waiver requests as well as the expressed hardship and mitigation measures being taken to compensate for the waiver. Only the waiver sections shall be listed on the landscape plan and not the reasoning.

Sheet 9

- Correct the proposed sizes of the trees as indicated in the Landscape Schedule.

Sheet 10

- Dimension/label the street frontage buffer. The current setback provided does not meet code and a waiver request will be necessary.
- If retaining walls are provided, call them out. Provide a spot grade to denote bottom and top of wall elevations.
- For Geneva Street, pick four different tree species and integrate them along the entire street frontage.
- Turn off the grids in the buildings.
- There has been a monument sign identified in the design guidelines, but has not been provided on the landscape plan. Will there be signage?
- Label the eastern street as "Street X" since it does not appear to have a street name yet and add it to the Standard Rights-of-Way table. During the current phase of development, only the west side of the street will have street trees. According to code, Section 146-1450 Additional Requirements for Residential Development, (B) Street Frontages, "Standard Street-frontage landscaping shall comply with the Aurora street standards, including without limitation provisions for addressing detached walks, tree lawns, street trees,



landscaping, fence locations and the avoidance of fence canyons." Whether "Street X" is considered public or private, it is being constructed in accordance with the Aurora Street standards and as noted above, this requires street trees as already provided, but shall be documented in the table.

Sheet 11

- Is public art still be considered for the small pedestrian area between buildings J and K? There does not appear to be any indication of an art component as outlined in the design guidelines.
- Use text mask where text is not legible.
- Dimension and label all provided buffers.
- For purposes of Phase 1, the northern buffer measurements should only include those areas of Phase 1.
- Show the property line as a traditional line type with a long dash and two short dashes.
- A 20' buffer is required along the property lines where indicated on the landscape plan. That may be reduced to 14' with incentive features. This does not meet the buffer depth requirements. A waiver is required.
- Label the eastern most street as "Street X" since it does not appear to have a street name yet and add it to the Standard Rights of Way table. During this phase of development, only the west side of the street will have street trees.

Sheet 12

- Add an elevation/detail for the proposed retaining walls. Something that calls out the materials and colors.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-739-7357

Please submit a preliminary digital addressing .SHP or a .DWG file as soon is possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; (3) Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.

6. Parks and Recreation and Open Space

Chris Riccardiello / cricciar@auroragov.org / 303-739-7154

POPULATION DESIGNATION

The initial development application submittal designated Argenta as a mixed use infill development with a single family attached component of 86 dwelling units, a multi-family residential component of 184 dwelling units, and a live-work (considered multi-family) component of 14 dwelling units. Population calculations for the development utilize a per-unit multiplier of 2.65 and 2.50 persons per unit respectively. The proposed population for the Argenta development for use in PROS land dedication and park development fee calculations is 723 persons.

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 this qualifies as Infill Development and is exempt from the open space land dedication requirement.



- * The applicant shall provide park land dedication data within the master plan, including Nos of proposed units, dwelling unit types, population calculated in accordance with COA PROS standards, park land dedication requirements for neighborhood park and community park. Land dedication requirements and the proposed method of how all land dedication requirements shall be met must be presented in the formal master plan and site plan submittals.
- Neighborhood Park Land Dedications - Based on an overall population projection of 723, the neighborhood park land dedication requirement will be 2.17 acres. The applicant has proposed on-site development of a 10,000 square foot Small Urban Park element which would offset the 2.17 acre neighborhood park dedication requirement by 0.23 acres. The total neighborhood park dedication requirement inclusive of the 0.23 acre SUP credit would be 1.94 acres. (SUP credit given only as all design and dimensional criteria are met)
- Community Park Land Dedication –Based on an overall population projection of 723, the community park land dedication requirement will be 0.79 acres.
- Cash-in-Lieu Payments – For subdivisions qualifying as Infill, 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 is \$45,800 per acre. Total cash-in-lieu of land dedication for Argenta is as illustrated in the following calculation:

Land dedication total acreage 2.73 acres x \$45,800 per acre = \$125,034.00 (including proposed reduction for Small Urban Park credit). The cash-in-lieu payment for land dedication shall be paid 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 = 2.73 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, for 2018 development year are \$169,940 per acre for neighborhood park and \$170,790 per acre for community park. Park Development Fees for Argenta, combined for Neighborhood Park and Community Park development fees, shall be \$465,273.18 or \$1,705.59 for single family attached per dwelling unit and \$1,609.05 for multi-family per dwelling unit. Park Development Fees shall be paid at the time of building permit issuance.

- * For conceptual analysis, PROS included in land dedication and park development fee calculations the 10,000 square feet of Small Urban Park area shown within the master plan. The applicant shall submit more detailed information regarding land dedication in the master plan prior to PROS approval.

SMALL URBAN PARK

The Argenta redevelopment site is eligible for Small Urban Park credit in accordance with COA PROS standards relative to the provision of urban park space on site to offset neighborhood park land dedication cash in lieu requirements. Any approved Small Urban Park credited on-site acreage designed to PROS standards would directly decrease required neighborhood park land dedication total acreage.

Based on the concepts shown in the master plan submitted at the time of first submittal, it appears that the amenity shown may qualify for SUP credit. However, the roadway, described as a food truck plaza would not be eligible as SUP square footage. Small Urban Parks must remain publically accessible in order to achieve SUP dedication credit. The applicant should work directly with the Parks, Recreation and Open Space Department to develop concept designs for Small Urban Parks.



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 2018). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. If aspects of your project change, such as the number of dwelling units proposed or modification of Small Urban Parks proposed, the park land dedication requirements may also change.

7. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in **green**.

Master Plan

6A. Please include improvements on Havana Street, 3rd Avenue and Geneva Street

6B. Please note that the streets internal to the site are private streets.

6C. Please provide sidewalk dimension, typical

6D. Please include notes that detail the improvements within each planning area. Include street improvements, utilities, drainage, etc.

6E. This portion of the 3rd Ave improvements should be included with the first phase (Planning Area A to provide improved sidewalk access to Havana.

Site Plan

Page 4

6F. Per Section 4.04.5.04 of the Roadway Manual, pavement widening is required where centerline radius is less than 250'.

6G. Pond maintenance access also needs to be provided to the top of the outlet structure.

6H. Sidewalk easement is required for sidewalk outside of the right of way.

6I. Please provide typical street sections

6J. Label proposed retaining walls. Indicate material type and max height or height range

6K. It is difficult to discern the improvements on this scale. Please use a larger scale for the site plan (typical all sheets)

6L. This should just be a drainage easement (SWC of pond area).

6M. Items on the plat need to be shown/labeled on the site plan. The 20' fire lane easements is called out as a 32'

6N. Utility, Public Access and Fire Lane Easement on the Plat.

6O. Indicate proposed pavement material. Alleys and motor courts less than 30' in width are to be concrete.

6P. Dimension existing and proposed sidewalk.

6Q. Show/label proposed street lights

6R. Use directional curb ramps per Standard Detail S9, typical

6S. Multiple hatch patterns are not included in the legend

6T. Sidewalk and street improvements along 3rd Avenue should be included to provide improved sidewalk access to Havana

Page 5

6U. Only the radius is required to be labeled, typical

6V. Pond should be labeled as drainage easement.

6W. Label proposed retaining walls. Indicate material type and max height or height range

Page 7

6X. Maintenance access is required to the top of the outlet structure. Please refer to Section 6.39 of the Drainage Criteria for additional requirements.

6Y. Indicate material type for retaining walls



6Z Refer to Section 4.02.7.01 of the Roadway Manual for additional retaining wall requirements including requirements for terraced walls.

Page 16

6AA Street lights on public streets will be owned and maintained by the City of Aurora and must meet City of Aurora standards. A street lighting plan is required with the civil plan submittal

8. Real Property

Maurice Brooks / mbrooks@auroragov.org / 303-739-7239

See the red line comments on the plat. Send in the additional documents needed: Title Commitment, Closure Sheet and State monument records.

9. Life Safety

Mike Dean / mdean@auroragov.org / 303-739-7447 Comments in blue.

Life Safety did not submit comments as of the date of this letter. Please contact the Department directly to confirm if there are any required plan adjustments.

10. Traffic

Reviewed by: Brianna Medena / BMedena@auroragov.org / (303) 739-7309 Comments in orange.

Master Plan

Submit a revised version of the Traffic Impact Analysis, LSC #170200. Additional improvements may be necessary based on Queuing for signal at 4th/Havana & Roadway Volume Thresholds for Havana Street. This access point (access to the Multifamily planning area from new internal street) is too close to 3rd Ave. Remove or shift to the north/combine with other driveway proposed on Site Plan.

Show Right turn lane/acceleration lane per Traffic Impact Study recommendations.

Site Plan

Add this note:

(Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of 4th Avenue and Havana Street, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. 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 cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Add this note:

The developer is responsible for signing and striping all public streets. 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. 0

Page 4

Provide distance from this access point to the one parcel to the north. Show access to the north.

Show Stop sign.

Show Stop sign and/or bollard locations. Is this still envisioned as a pedestrian / event plaza or is this a road?



Provide detail of proposed sign or MUTCD Sign Code

Show all adjacent and opposing access points.

Label the access movements for all access points. (Ensure consistency with Traffic Study)

Provide sight triangles (in addition to 30ft) per City of Aurora Standard Traffic Detail TE-13.1 on all accesses (including internal) for both the Site Plan and the Landscape Plans.

Access to east parcel from new internal street is too close to 3rd Avenue.

Page 10- Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Page 10- Show access locations consistent. Remove cut within 50' of flowline and adjust to match.

- Per Pre-App notes, a signing and striping plan is required. Stop Signs need to be labeled on at least one plan (signing and striping or Site Plan)

11. Aurora Water

Anthony Tran / atran@auroragov.org / (303) 739-7376 Comments in red.

Please review redlines comments.

Master Plan

Will need a utility conformance letter that ensures existing and proposed infrastructure can safely meet your water and sewer demands.

12. Public Art

Roberta Bloom / rbloom@auroragov.org /

The public art fees for metro districts are calculated using a figure that changes annually based upon THE PERCENTAGE CHANGE IN THE TWELVE-MONTH CONSTRUCTION COST INDEX PUBLISHED BY THE ENGINEERING NEWS-RECORD.

The 2018 rates are:

Current Rates for Calculating the Public Art Requirement

Residential = \$325.39 per acre

Mixed Use = \$500.60 per acre

Non Residential = \$540 per acre

Based upon this information:

4.8 acres townhomes + 6.1 acres Multifamily = 10.9 acres Residential x 325.39 = 3546.75

1.5 acres mixed use x \$500.6 = 500.6

Total Public Art Allocation = \$5048.55

Of that, the city's public art fee (5%) will be \$252.

Balance available for public art = \$4,796.55

The below budget example is based upon a \$100,000 project, and includes recommendations about how the balance might be expended. There is no specific requirement in that regard, but the intent is to make the vast majority of the allocation available for the Professional Artist's budget.

Example Project: Total Budget of \$100,000

75% Professional Artist Budget \$75,000



5% Public Art Plan Application Fee (paid to City) \$ 5,000
10% Future Maintenance & Repairs (set aside) \$ 10,000
10% Project Coordination (up to 10%) \$ 10,000

We are aware that your intent is to significantly augment the art budget. So, for the purposes of the public art plan, it would be helpful if you would please indicate how you intend to use the required budget of \$4796.55. This will identify the portion of work that we are overseeing, and the additional art elements will fall outside of the oversight of the public art program. If it is difficult to identify a portion in this manner, please spell that out.

Your plan to work with artists Rik Sargent and Julia DeMorsella is accepted.

Item VI, Timeline is blank and does need to be completed. The timeline should be tied to the overall timeline for construction. This will enable you to roll items like a sculpture pad, lighting for artwork, and support infrastructure for a wall piece or suspended art, into your construction documents and costs, greatly reducing the cost of those items and also helping to make the best use of the actual art budget. Art and construction should evolve together so that when the heavy construction is done the artwork can be installed just before the buildings open. Please add a Timeline to your public art plan.

Of the potential sites indicated on the map, we encourage the siting of public art within the most publicly accessible locations. Site #1 seems like it is located deep within the residential area and will not be readily accessible to those accessing the retail establishments. This could be a site where you choose to spend additional funds outside of the Public art budget.

I am happy to answer any additional questions and can be reached at the number below. (Please note that our offices are closed on Monday, May 28, (Memorial Day) and I will not be in the office on Tuesday, May 29th).

13. Revenue

Drake Robinson / drobinso@auroragov.org / 303-739-7393

Storm Drain Fees (\$3,250 * 10.55 acres= \$34,287.50) Sewer Development Fee (\$550 * 10.55 acres= \$5,802.50)

TOTAL= \$40,090.00 Make check payable to City of Aurora

14. Xcel

DONNA GEORGE / donna.l.george@xcelenergy.com / 3035713306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan, site plan, and plat for **Argenta (Fan Fare)**. Please be aware PSCo owns and operates existing electric distribution facilities along the westerly property line. It is assumed these will remain overhead unless otherwise noted on the site plans.

There are several planned trees in the vicinity of the existing overhead wires which may be in conflict. PSCo's "Guidelines for Planting In or Near Rights-of-Way and Utility Facilities" is included for reference. PSCo requests that Tract C is dedicated for utility use in its entirety to facilitate connectivity and placement of natural gas and electric facilities throughout the development.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

**15. Arapahoe County**

Terri Maulik / referrals@arapahoe.gov / 720-874-6611

16. Urban Drainage

submittals@udfed.org / 303-455-6277

We have no comments on this project as it is not eligible for maintenance. The site is not adjacent to a major drainage way and does not include any proposed UDFCD master plan improvements. Please let me know if you have any questions.

17. CDOT

Marilyn Cross / marilyn.cross@state.co.us / 303.512.4266

CDOT Access Permitting understands that a revised TIS is being prepared. Our review included a review of the previous TIS. Please send the revised TIS to Marilyn Cross to review when it is completed.

The plat indicates that the corner C-store and abutting restaurant near 3rd Avenue will remain as outparcels to this development. The same appears to be the intent for the Dollar store and abutting restaurant north of 4th Ave. CDOT strongly encourages this infill development offer cross-property connections to all pad sites and avoid the need to return to the highway for short trips. We do not see any requirement or intent to do so under the Master Plan "Street Hierarchy" noting the dashed lines and small arrows implies internal connections. However, the "Public Improvements Plan" seems to suggest for planning areas 2 & 3 this appropriate internal circulation. Please ensure the graphics & arrows on the Master Plan are consistent with the Public Improvements Plan relative to offering appropriate internal cross-property access including enjoining outparcels.

The original access to the former Fan Fair site was abandoned so with this rezone and development, a new Access Permit will be required for the connection to SH 30 (Havana St). The TIS that accompanies this application, is not sufficient for a CDOT Access Permit. This segment of SH 30 is classified as NR-B, which limits full turn movement to 1/2 mile spacing. The proposed 4th Way/Ave location is not consistent with the code and the TIS fails to address alternatives (§ 3.11 (2)) Alternate access is in-place from the south & west, offering this property full movement accessibility to/from SH 30 . Furthermore, the code outlines 3 factors to consider a traffic signal on an NR-B roadway; the TIS does not sufficiently address any of them. A traffic signal at 4th Avenue & SH 30 (if allowed) would be by permit if and when warranted. Crosswalks and pedestrian ramps within CDOT ROW must be per new PROWAG statewide standards.

It is highly unlikely that on-street parking will be allowed on SH 30 as suggested in the applicants' letter of justification for the master plan (#6 on pp 7) The existing auxiliary left turn lanes on SH 30 will also need to be examined via the TIS and Permit.

There is an existing RTD bus stop in front of this property. Its repositioning should be considered as part of the 4th Ave Access permit (progression assessment) and potential need for an auxiliary lane so as not to impede through traffic.

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Right of Way & Permits

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

May 18, 2018

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

Attn: Sara Ullman

Re: Argenta (Fan Fare), Case # DA-2139-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan, site plan, and plat for **Argenta (Fan Fare)**. Please be aware PSCo owns and operates existing electric distribution facilities along the westerly property line. It is assumed these will remain overhead unless otherwise noted on the site plans.

There are several planned trees in the vicinity of the existing overhead wires which may be in conflict. PSCo's "Guidelines for Planting In or Near Rights-of-Way and Utility Facilities" is included for reference.

PSCo requests that Tract C is dedicated for utility use in its entirety to facilitate connectivity and placement of natural gas and electric facilities throughout the development.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project 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

Guidelines for Planting In or Near Rights-of-Way and Utility Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20-feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20-feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20-feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20-feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used. Additionally, it is preferred that gas lines are outside of the drip line.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

Please bear in mind that PSCo's Vegetation Management Department prefers trees that only reach around 20-feet at mature height, and preferably a multi-stem tree. Be aware that PSCo would eventually have to perform line clearance on the trees should they ever break clearances.

The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple	<i>Malus 'Adams'</i>
Amur Maple	<i>Acer ginnala</i>
Assorted Fruit Trees	Apple, Sour Cherry, Peach, Plum
Autumn Brilliance Serviceberry	<i>Amelanchier grandiflora</i>
Camperdown Elm	<i>Ulmus glabra 'Camperdownii'</i>
Canada Red Cherry	<i>Prunus virginiana 'Shubert'</i>
Centurion Flowering Crabapple	<i>Malus 'Centurion'</i>
Cockspur Thornless Hawthorn	<i>Crataegus crus-galli inermis</i>
Cumulus Serviceberry	<i>Amelanchier laevis 'Cumulus'</i>
European Mountain Ash	<i>Sorbus aucuparia</i>
Goldenrain tree	<i>Koelreuteria paniculata</i>
Nannyberry	<i>Viburnum lentago</i>
Newport Plum	<i>Prunus x cerasifera 'Newport'</i>
Princess Kay Plum	<i>Prunus nigra 'Princess Kay'</i>
Radiant Flowering Crabapple	<i>Malus 'Radiant'</i>
Robin Hill Serviceberry	<i>Amelanchier x grandiflora 'Robin Hill'</i>
Rocky Mountain Birch	<i>Betula fontinalis</i>
Spring Snow Flowering Crabapple	<i>Malus 'Spring Snow'</i>
Toba Hawthorne	<i>Crataegus x mordenensis 'Toba'</i>
Washington Hawthorne	<i>Crataegus phaenopyrum cordatum</i>

EVERGREENS

Dwarf Austrian Pine	<i>Pinus nigra 'Hornbrookiana'</i>
Fat Albert Blue Spruce	<i>Picea glauca albertiana conica</i>
Mugo Pine	<i>Pinus mugo</i>
Piñon Pine	<i>Pinus edulis</i>

STATE OF COLORADO

Traffic & Safety

Region 1

2000 South Holly Street
Denver, Colorado 80222



COLORADO
Department of Transportation

Project Name: **Argenta (Fan Fare)**

Print Date:

Highway:

Mile Marker:

Permits Comments:

CDOT Access Permitting understands that a revised TIS is being prepared. Our review included a review of the previous TIS. Please send the revised TIS to Marilyn Cross to review when it is completed. Marilyn.cross@state.co.us. 5-20-18

The plat indicates that the corner C-store and abutting restaurant near 3rd Avenue will remain as outparcels to this development. The same appears to be the intent for the Dollar store and abutting restaurant north of 4th Ave. CDOT strongly encourages this infill development offer cross-property connections to all pad sites and avoid the need to return to the highway for short trips. We do not see any requirement or intent to do so under the Master Plan "Street Hierarchy" noting the dashed lines and small arrows implies internal connections. However, the "Public Improvements Plan" seems to suggest for planning areas 2 & 3 this appropriate internal circulation. Please ensure the graphics & arrows on the Master Plan are consistent with the Public Improvements Plan relative to offering appropriate internal cross-property access including adjoining outparcels.

The original access to the former Fan Fair site was abandoned so with this rezone and development, a new Access Permit will be required for the connection to SH 30 (Havana St). The TIS that accompanies this application, is not sufficient for a CDOT Access Permit. This segment of SH 30 is classified as NR-B, which limits full turn movement to 1/2 mile spacing. The proposed 4th Way/Ave location is not consistent with the code and the TIS fails to address alternatives (§ 3.11 (2)) Alternate access is in-place from the south & west, offering this property full movement accessibility to/from SH 30 . Furthermore, the code outlines 3 factors to consider a traffic signal on an NR-B roadway; the TIS does not sufficiently address any of them. A traffic signal at 4th Avenue & SH 30 (if allowed) would be by permit if and when warranted. Crosswalks and pedestrian ramps within CDOT ROW must be per new PROWAG statewide standards.

It is highly unlikely that on-street parking will be allowed on SH 30 as suggested in the applicants' letter of justification for the master plan (#6 on pp 7) The existing auxiliary left turn lanes on SH 30 will also need to be examined via the TIS and Permit.

There is an existing RTD bus stop in front of this property. Its repositioning should be considered as part of the 4th Ave Access permit (progression assessment) and potential need for an auxiliary lane so as not to impede through-traffic.

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- RS 05-08-18

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DAVID M. SCHMIT, P.E.
 Director

May 14, 2018

Brandon Cammarata
 City of Aurora, Planning
 15151 E Alameda Pkwy 2nd Fl
 Aurora CO 80012
 PlansReview@auroragov.org

FILE NUMBER/NAME:	DA-2139-00 / Argenta (Fan Fare) – Master Plan, Site Plan, and Plat
PROJECT TYPE:	A Phased Master Plan For A 10.55 Acres New Mixed Use Development Consisting Of 86 Townhomes, 208 Multi-Family, And 20,000 Square Feet Of Small Scale Retail. A Site Plan For The First Phase Of Development For The 86 Townhomes On 3.6 Acres. A Plat For Two Lots On 10.55 Acres.
LOCATION:	NW Corner of N Havana St and 3 rd Ave
REFERRAL RECEIVED DATE:	05-03-2018
COMMENTS DUE DATE:	05-19-2018

ARAPAHOE COUNTY OUTSIDE REFERRAL CASE NO:	O18-053
PLAN REVIEWER:	Terri L Maulik, Duty Planner
REVIEW DATE:	05-14-2018
COMMENTS:	The Planning Division has no comments on this project; however, other Divisions and / or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.