

October 3, 2016

Ms. Elisabeth "Libby" Tart-Schoenfelder, AICP
Senior Planner II
City of Aurora Planning Department
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Villagio of Aurora
Application Number: DA-2005-00
Case Number(s): 1987-2031-02; 2015-6020-00

Dear Ms. Tart-Schoenfelder,

In response to your comment of our second submittal for the reference project, dated December 23, 2015, we offer the following responses:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. *Please contact Peggy Davenport to discuss any encroachments/construction work in the E-470 Multi-Use Easement.*

We are in the process of obtaining a letter from Michelle Watson of E-470 regarding the approval of the 25' landscape encroachment.

2. *Please review all comments located on the site plan set from Civil Engineering, Life Safety and Parks. Will Comply. Civil Plans with Responses to Comments have been uploaded as a part of this submission. See response comments below.*
3. *Real Property is indicating that license agreements and easements by separate document are needed for the application. Please ensure you file all of these documents prior to your public hearing. The easements/license agreement process can take up to eight weeks to complete. See their comment below.*

PLANNING DEPARTMENT COMMENTS

1. *Community Questions Comments and Concerns*

1A. *No further community questions, comments or concerns were received in the second review.*

2. *Completeness and Clarity of the Application*

2A. *Please ensure that all colorized sheets in the sheet set are black and white in the final mylar set.*
Will Comply

2B. *Please break out the Phase 1 s.f., the Phase 2 s.f., and the overall (projected) combined s.f. on both the letter of introduction and in the site plan data block. Add an additional category to the data block on the cover sheet for the combined total.*

Letter of introduction has been revised for item 1 to clarify phases I and II. Data block on site plan has been modified to comply.

2C. The 60,000 s.f. is not noted in the data block of the sheet set. Please clarify what the Phase 2 s.f. projection is and ensure it matches both documents.

Will Comply

2D. The data table on the sheet set indicates the assisted living will be 52/72, memory care will be 21/28 and total number of bedrooms 73/100. Please clarify these numbers. Is the first the proposed number and the second the maximum number?

The first number is the number of resident rooms and the second number is the total number of beds in the facility.

2E. Please include a blank amendment box on the cover sheet that measures at least 2"x3".

Will comply

2F. Please label and indicate where all of the proposed fencing, benches, trash cans, and retaining walls are located on all sheets in the sheet set.

We have labeled all proposed fencing, benches, trash cans and retaining walls on the landscape plans.

2G. Planning would suggest hatching in the Phase 2 area in lieu of labeling it. It looks a bit confusing on the landscape sheets in particular. We would recommend staying consistent with the hatching on all sheets in the sheet set.

Will comply. On the landscape plan, we have changed the hatching of the phase 1 temporary native seeding to distinguish it from the phase 1 native seeding that is not temporary

3. Zoning and Land Use Comments

3A. Please put the zoning labels and existing uses (generic, not exact title owners) on all sheets in the areas where they are located. An example of this would be PD-School – vacant, or PD-Church – Saddle Rock LDS, or PD-SFA – Eagle Bend Townhomes, etc. This also applies to the mapping sheet in the GDP Amendment.

Will comply

4. Open Space and Recreational Amenities

4A. Please improve the sidewalk connection within the Cherry Creek Trail system and to the City of Aurora Red Tailed Hawk Park. The original design connected the trail to an entrance/exit and the revised plan connects the trail to a parking lot. Planning and Parks prefers the original connection or something similar to connect the trail for employee/guest/able-bodied resident use.

Per discussions with the planning department and subsequent meeting with the City Departments on September 8, 2016, it was determined that the amount of disruption to the park and the requirement for switchbacks and retaining walls made it difficult to meander from the south end of the site to the trail. There are accommodations for residents to exit the building at the north end and access the path at the existing proposed location. All other sidewalks on the site meet the requirements of ADA for accessibility.

5. Landscape Design Issues

5A. All shrubs must be 5 gallon in size at time of installation. See comment on landscape plan.

The plant list has been revised to say all shrubs are 5 gallon in size, or larger.

5B. Coordinate with the PROS Department on permitted grading activities within the city's park.

Plans have been revised to eliminate any grading activities within the city's park.

6. Architectural and Urban Design Issues

6A. Planning needs the material board with the 3rd submission. Please drop it by the 2nd Floor at the time of the next submission.

The materials board will be submitted prior to public hearing per discussions with City of Aurora Planning and Development.

6B. Planning would prefer that the stucco listed be three-layer cementitious in lieu of artificial stucco or EIFS.

Design team has eliminated the EIFS from the project and has used a 3-coat stucco system over a continuous insulation with an acrylic based elastomeric finish on the project.

7. Addressing

**7A.*

Please provide floor plan showing where independent living quarters are located. Please include number of units by structure and floor.

Floor plans of the "cottages" have been incorporated on the site plan and are preliminary. Owner reserves the right to modify the plans when that portion of phase II commences.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. E-470 Public Highway Authority

8A. Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DR: ##97528## DA-2005-00 Villagio Senior Living 2nd review

E-470 has the following comments:

1. Proposed landscape construction and maintenance in the outer 25' of E-470's MUE may require an Agreement.

The team is in the process of obtaining the letter of approval from E-470. Discussions have been ongoing between E-470 staff and the design team.

2. Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee will require an E-470 Construction or Access Permit.

Will comply

3. E-470 is not responsible for noise mitigation.

Owner is aware of this and has accounted for noise mitigation within the building construction.

9. Civil Engineering

9A. Civil is requesting a resubmit. Please see redlines on the documents and contact Steve Gardner, sgardner@auroragov.org, with any questions.

All comments on the civil engineering Grading Plan and Utility Plan have been addressed and coordinated with the architect.

10. Xcel Energy

10A. As of December 22, 2015, Xcel Energy has not provided additional comment. If they do so between the 2nd submission letter and the third submission, your Case Manager will send the comments by email.

No comments received as of the date of this submittal.

11. Life Safety

11A. OVERALL UTILITY PLAN:

Relocate hydrant as shown for Phase II. Ensure 3'6" setback from curb.

Hydrant has been located accordingly

- *Extend Fire Lane as shown for Phase II to provide required turnaround. 29' inside turn radii required. Label as 23' or 24' Fire Lane Easement. 52' outside turn radii required (current dimensions short).*

The fire lane easement does not extend around the parking lot so therefore the radius requirements do not apply. The two drive lanes to the north are less than 90' long and are treated as 'dead ends. Being under the code requirement of 150', they do not require turnarounds.

- *Label as "Fire Hydrant Assembly" typ to all. Extend utility easement to include hydrant.*

Will Comply

- *Separately label each fire line, fire hydrant and domestic water lines. Show type of pipe and size.*

Will Comply

- *Riser room: Separate notes as indicated; 6" Fire Line (DIP) private. Fire riser room with exterior door. Knox Box.*

Will comply

- *Provide a 3' minimum sidewalk to FDC.*

Will Comply

- *Show fire service line connection for each Phase II building. All FDC's are required to be within 100ft of a hydrant.*

The lines are shown and we anticipate the FDC's will be within 100' of a hydrant.

- *Secondary access: Label as Fire Lane Easement constructed of City approved alternative material. This secondary emergency point is required once Villagio and the LDS church sites exceed 124,000 square feet of gross building area.*

The current gross square feet of building area including the LDS Church is at 99,000. Upon commencement of the phase II work, the secondary access at the southwest corner of the site will be improved.

- *Provide a mountable curb for the inside portion of the roundabout.*

Will Comply

11B. SHEET G1:

- *Note #9: Change language to read as shown*
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS

Will Comply

11C. SHEET AS1:

- *Provide a 60' length of 26' wide Fire Lane as indicated. Required for buildings >30' in height.*

Will Comply

- *Fire Lane for turnaround and Phase II notes provided and repeated from Utility plan.*

Will Comply

- *Show crosswalk for accessible route.*

Will Comply

- *Show Knox Box at riser room door.*

Will Comply

- *Label FDC with approved Knox caps.*

Will Comply

- *Label roundabout as 23' Fire Lane with mountable curb.*

Will Comply

- *Note repeated for secondary access. Please also note that the surface has to be able to withstand an imposed weight of 85,000# min.*

Will Comply

11E. SHEET E1:

- *Show accessible routes on photometric with solid dashed-delineated lines.*

Will Comply

11F. L2:

- *Show fire hydrants on all Landscape plans.*

The fire hydrants were shown on the previously submitted landscape plans, but they were a light grey color, which did not show up well on the prints. Color of fire hydrants have been changed so they are more noticeable on the landscape plans.

11G. SHEET A1

- *Show Knox Box adjacent to riser room door on elevation.*

Will Comply

12. Parks Department

12A. Comments by Chris Ricardiello, CRicciar@auroragov.org. PROS comments relating to the first submittal planting plans indicated that only native plant species relating to the high plains Colorado ecosystem would be allowed along the eastern property line of the subject development common with Red Tailed Hawk Park. Plant material shown on the current planting plan for the most part do not fit this criteria. Use plant list found in Appendix I of the PROS Dedication and Development Criteria Manual only in this area.

Per the discussion with city staff at the September 8, 2016 meeting, adjacent plantings have been changed to better fit the adjacent Red Tailed Hawk Park environment.

Use Shortgrass Prairie Seed Mix from the PROS Native Grass Seeding document for all native seed mix adjacent to Red Tailed Hawk Park. Contact PROS to acquire seed mix specifics if need be.

We have added the requested seed mix to our landscape sheets.

13. Real Property

13A. Comments by Maurice Brooks, mbrooks@auroragov.org. Several easements will need to be dedicated by separate document. This process should be started as soon as possible to avoid any delays in the site plan process. You may also need offsite easement dedications. Please note that you may have items identified on your site plan that may be encroaching into easements. These items will have to be covered with a license agreement, the license agreement must be complete before site plan approval.

We understand the easements need to be submitted and reviewed by Mr. Brooks. The easements were not submitted in the past due to site changes that would have affected those easements. We are having our surveyor prepare the required documents and they will be submitted to Mr. Brooks.

14. Aurora Water

14A. Approved by Steve Dekoski, sdekoski@auroragov.org, without further comment.

This concludes our response to the Second Submittal review. Should you have any additional questions or comments, feel free to contact me at your convenience.

Sincerely:

Hord Coplan Macht



Justin Repath, RA
Project Architect

CC: Justin Brown – Choice Capital Partners
Tyler Gable – Blackwood Development LLC

Gary Prager – Hord Coplan Macht