

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



April 15, 2019

Chuck Patel  
Ln Hospitality Denver, LLC  
1916 Ticino Ct  
Pleasanton, CA 94566

**Re: Second Submission Review - Element by Westin - Site Plan with Waiver**  
Application Number: **DA-1944-03**  
Case Number: 2018-6057-00

Dear Mr. Patel:

Thank you for your initial submission, which we started to process on Wednesday, March 20, 2019. 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 some issues still remain, you will need to make a technical submission. Please revise your previous work and send us a new submission *after* your Planning Commission decision.

Your estimated Planning Commission hearing date is set for **Wednesday, May 8, 2019**. In order to meet this date updated plan sheets need to be submitted to the city by Tuesday April 23, 2019 (see review letter comments). 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.

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.

If you have any questions or concerns I may be reached at 303-739-7251 or [bcammarata@auroragov.org](mailto:bcammarata@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

cc: Kate Kvamme - Icon Architectural Group 4000 Garden View Dr, Ste 101 Grand Forks, ND 58201  
Brandon Cammarata, Case Manager  
Susan Barkman, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\SDA\1944-03rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ In order to maintain the May 8, 2019 Planning Commission date please provide updated information relating to materials on Building Elevations, Landscaping along the light rail tracks and design of the southeast corner of the site need to be provided and agreed to by April 23, 2019.
- ✓ Building Elevations must include materials percentages demonstrating compliance with requirements.
- ✓ Due to easements along the rail corridor trees are not permitted. Replace trees with very large and tall shrubs.
- ✓ The landscape plan does not match the current building layout, in particular the southeast corner.
- ✓ Design Review Board approval is required prior to Planning Commission.
- ✓ The site plan will not be approved by public works until the preliminary drainage letter is approved.
- ✓ Begin License Agreements and Easement processes with Real Property.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251 / PDF comment color is teal.

#### 1. Community Comments

1A. No community comments have been received.

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

2A. In order to proceed to Planning Commission an approval letter from the Design Review Committee is required.

2B. Remove the floor plan sheets with the final site plan set. Please include them with subsequent submittals as separate informational sheets.

2C. We may need to remove the perspective drawings of the buildings on the final plan set.

2D. Wall Sections – show a detail of typical wall face with reveal patterns and other decorative elements.

#### 3. Zoning and Land Use Comments

Building Design (Please update by April 23, 2019)

3A. Materials. In order to keep the May 8, 2019 Planning Commission please provide updated elevations by April 23, 2019 that include the percentages of materials and demonstrates compliance with the requirements below.

- Allowable materials are described in 16.3 and include: masonry products for at least 60% of the first three stories. Masonry products include fired clay brick, precast decorative stone, stone, colored and textured CMU (less than 50%) and stucco. Other allowed materials include stained/painted cement board siding (max. 40%), metal and painted metal (max. 10%) and glazing (no dark tinted or mirrored allowed). EIFS is not a permitted material.
- Please list the percentage of various building materials on each façade in compliance with the allowed building materials. Revise the materials for compliance with the GDP.3F. Elevations need to include a scale.
- Please provide a physical materials board.

3B. Add an additional parapet elevation change on the east façade and two changes on the west façade (see redlines).

#### Bicycle Parking

3C. Use inverted “U”. Each inverted U is two spaces.

3D. 14 bicycle spaces are required. Please include on the data block.

3E. Place an inverted “U” next to other entrances in addition to the 3<sup>rd</sup> Avenue frontage.

Note: bicycles are parked parallel to the rack and the rack should be placed accordingly.

Southeast Corner. (Please update by April 23<sup>rd</sup>, 2019)

3F. The landscape plan does not match the patio design, please update the design.

3G. Provide a cohesive design around the corner as the hardscape meets the landscaped area. Additional features and/or design elements should be included in the easterly section with the inverted “U” bike racks.



#### East Entrance

3H. Please look to enhance the east entrance's presence on Blackhawk Street and consider adding the following elements:

- Direct steps to the street, in addition to the ramp.
- Expand the pavement area a bit to the north, enough to add a bench or similar feature.
- Utilize decorative pavement approaches used elsewhere on the site.
- Include pedestrian scaled lighting to highlight the entrance area on the street.
- If possible add landscaping elements between the ramp and back of sidewalk.

#### General

3I. Include additional bollard lighting for the pedestrian connection to the rail crossing and the public sidewalk.

3J. With the limitations on trees along the west property line please replace the trees over the drainage easement with a greater frequency of deciduous and evergreen shrubs that will be over 6- tall. This may result in a waiver request (Please update by April 23<sup>rd</sup>, 2019).

3K. Include elevation of the trash containment areas which incorporates design and materials form the primary building. (Please update by April 23<sup>rd</sup>, 2019)

#### **4. Landscape Comments**

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

##### **Sheet LP-1**

4A. Please replace the highlighted plants as they will attain a height of more than 26" as measured from the roadway surface.

4B. Make sure that the site data numbers for the total building coverage match one another between the cover sheet and this sheet.

4C. The amount of sod or high water use areas is more than permitted by code. Suggest adjusting the sod area along E. 4<sup>th</sup> Avenue.

4D. Dimension and label the provided non-street frontage buffer.

##### **Sheet LP-3**

4E. Remove the contractor related note and/or revise note to not include "contractor".

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

#### **5. Addressing**

Andrea Barnes / [abarnes@auroragov.org](mailto:abarnes@auroragov.org)

5A. No comments.

#### **6. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

6A. The site plan will not be approved by public works until the preliminary drainage letter is approved. Comments were provided to Kurt Lang 11/29/18. No subsequent submittal has been made

6B. Show/label retaining wall as shown on grading plan, page 5.

6C. Show the proposed and existing storm sewer to identify potential conflicts, page 5.

6D. Trees are not permitted in a utility easement, page 5.

6E. Please indicate max height or height range for retaining walls. Walls greater than 30" require pedestrian railing or barrier, page 8.

6F. This area (south side) slopes towards the building, page 8.

6G. Min. 2% slope for all non-paved areas, typical.

6H. Show existing/proposed lights on Blackhawk Street, page 9.

6I. Please label the inlets as private, page 9.

6J. What is the reference "by others"? It is part of the site plan and required for this development. Please remove, typical. Refer to the plan or detail instead, page 10.



- 6K. Concrete retaining walls require structural calculations to be submitted with the civil plans, page 11.
- 6L. Street and pedestrian lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards including fixtures and poles. Please see draft lighting standards for requirements. In TOD areas pedestrian lights are either Gullwing or Louis Poulsen. A street lighting plan is required with the civil plan submittal, page 22.

### **7. Real Property**

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

7A. See red line comments on the SP.

7B. There may be a need for a License Agreement for several encroachments of objects into easement. Contact Grace Gray to start the License process.

7C. Dedicate the Fire Lane easement by separate document. Contact Andy Niquette to start the process.

### **8. Traffic**

Reviewed by: Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / (303) 739-73xx Comments in **orange**.

8A. Traffic Letter needs to be updated to include the site circulation plan. The Site Plan will not be approved until the Traffic Letter is approved.

8B. \$39,186.72 for Parcel 2 Lot 1, Block 1, \$23,070,42 for Parcel 1, Tract A, for a total of \$62,257.14. Update this note to include the total \$62,257.14 and indicate it includes the signal escrow for both parcels.

8C. Update to COA STD TE-13.1, page 5

8D. Text is illegible, update, page 10.

### **9. Aurora Water**

Casey Ballard / [caballard@auroragov.org](mailto:caballard@auroragov.org) / (303) 739-7382 Comments in **red**.

Page 9

9A. Update background utility linework to match current plans.

9B. Show proposed meter location to ensure it is within a landscaped area and no trees are proposed over the meter.

9C. Adjust label to show where the water service connects.

9D. storm manholes are to be a minimum of 5-foot in diameter. See Section 5.07

9E. This valve is not necessary if the main line valve by the private fire service is being installed.

9F. License agreement will be required for these laterals into the storm main.

9G. Please review Appendix C, Section XI of the City of Aurora Standards and Specifications regarding

9H. Water, Sanitary Sewer, and Storm Drainage Infrastructure. This section covers pool discharges. (page 13)

### **10. Life Safety**

William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 Comments in **blue**.

Site Plan Comments

Sheet 1

10A. Please indicate within the data block if this structure is sprinklered or non-sprinklered

10B. Please provide the 2015 IBC Construction Type

10C. Please note, we cannot waive the accessibility requirements of the code. Provide the accessible and van accessible parking based on the 120 parking count. NOTE: THERE IS NOT A PARKING WAIVER HERE AND ADA SPACES SHOULD BE PROVIDED AT A RATIO BASED ON WHAT IS PROVIDED (Brandon Cammarata).



10D. Replace Note 4. with the following: Add the following note: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.

10D. Replace Note 9. with the following: Add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

10E. Please remove this note.

10F. Please remove the spacing error.

Sheet 5

10G. The parking reduction wavier does not apply to accessible parking. Increase the accessible parking to reflect the required amount based on the overall parking of 120. (See note on 10C, Brandon Cammarata)

10H. Please provide a separate delineation for "Van Accessible" and "Accessible" parking stalls. TYP

10I. The E101 electrical sheet indicates accessible parking spaces at this location. Please coordinate with the other sheets to reflect actual accessible parking locations.

10J. Please change the fire hydrant orientation to face the adjacent street. TYP

10K. Please show the exterior door to the fire riser room. TYP

10L. Please relabel FDC to "FDC w/approved Knox Hardware". Also identify and provide a Knox Box at this location. TYP

Sheet 9

10M. Please show and label Knox Box at the front main entrance. TYP of landscape, site, and photometric.

10N. Revise Fire service line label. Example for fire service line label: 6" Fire Line DIP (Private).

Sheet 10

10O. Continue the accessible route the accessible aisles.

10P. Revise Fire service line label. Example for fire service line label: 6" Fire Line DIP (Private).

10Q. The accessible aisle does not appear to comply with the applicable requirements. The access aisle shall transition into the accessible route. Identify and Provide curb ramps.

10R. See accessible parking requirements on cover sheet.

10S. Please change the fire hydrant orientation to face the adjacent street. TYP

Sheet 12

10T. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10U. This information will be required to be submitted at time of construction documents.

10V. Please remove this sheet.

Sheet 13

10W. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10X. This information will be required to be submitted at time of construction documents.

10Y. Please remove this sheet.



Sheet 14

10Z. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10AA. This information will be required to be submitted at time of construction documents.

10BB. Please remove this sheet.

Sheet 15

10CC. Sheet A102 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10DD. This information will be required to be submitted at time of construction documents.

10EE. Please remove this sheet.

Sheet 16

10FF. Sheet A104 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10GG. This information will be required to be submitted at time of construction documents.

10HH. Please remove this sheet.

Sheet 17

10II. Sheet A104 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

10JJ. This information will be required to be submitted at time of construction documents.

10KK. Please remove this sheet.

Sheet 19

10LL. Elevations must show the location of the fire department connections, Knox boxes and fire riser room exterior door. TYP

Sheet 21

10MM. These accessible parking spaces are not represented on the other sheets. Please coordinate with other sheets to reflect actual locations. Also, please refer to the accessible parking comments on the cover sheet.