

March 15, 2019

Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

**RE: Initial Submission Review Response
Element by Westin
Aurora, CO**

Dear Mr. Cammarata:

Please see ICON's responses to City comments in red below.

1. Community Comments:

No comments have been received.

2. Completeness and Clarity of the Application:

2A. Coversheet needs to comply with Site Plan Manual Submittal requirements, please refer to the manual for additional guidance for the rest of the submittal.

- Title
 - "With Waivers" included in the title at the end of the project name.
 - Included development name as part of title.
- Legal Description Block is included on Cover Sheet.
- Signature Block is included on Cover Sheet.
- Required site plan notes are included.
- Data Block is included.
- Contacts are included for consulting team.
- Sheet Index is included. Britt to revise to include site plan DA submittal only.
- Vicinity Map is included. Place a vicinity map of the projectsite on the cover page in a three inch by four inch block at a scale that includes the closest major arterial street intersection and all surrounding local streets

2B. Please include adjacent facilities associated with rail corridor such as tracks, sidewalks, and fencing. Clearly show the existing pedestrian connection to 4th Avenue.

These items have been added to the architectural site plan, A001.

2C. Aerial background has been removed from the site plan sheet.

2D. Include building wall fixtures in the light plan and account for them in the photometric analysis.

See E111, AE and MH for wall packs, photometrics account for the light provided by these.

2E. Provide Site Plan Details Sheet.

See A001 for street/building cross sections.

See A002 for Courtyard Details including retaining wall details, street furniture, and landscape areas.

See E112 and E113 for lighting details and fixtures.

See A003 for Porte Cochere Details.

Monument sign shown on A001 for location only. Attached is Marriott monument sign design, signage will be a deferred submittal done by Others.

2F. Make sure with the next submission that during the PDF creation process that all AutoCAD SHX text items are removed and that the landscape sheets are flattened to reduce the select-ability of items.

This has been removed.

2G. Complete building elevations need to be part of the final site plan package. The perspective drawings and other illustrative drawing should be separate.

See A201 and A202, perspective drawings were requested by Zoning and Land use, see comment 3D.

2H. At the bottom right hand corner include "sheet x of y."

Completed.

3. Zoning and Land Use Comments

3A. Lighting

- Include bollard lighting at both sides of drive aisle crossing.
See E111 for bollard and light pole placement. Bollards have been placed along pedestrian sidewalks.
- Provide parking lot pole heights lower than 25 feet per DRB comments.
Site lighting in parking lot will be vary from 17.5' to 22.5'. Please see E101.
- Clarify what type of street lighting will be used.
See E111 and E112 for location of street lighting and specification of PL2.
- Will there be any wall mounted lighting? If so, please provide specifications and locations on elevations and lighting plan.
See E111, E112, and A201 and A202.
- The patio needs to include an organized approach to pedestrian scaled lighting.
Landscape lighting, step lighting, and wall packs will be utilized in this area, see E111.
- My understanding is Louis Paulsen brand of lighting is being used.
Please see light fixture schedule on E112.

3B. Pedestrian Connections

- Clearly show the existing pedestrian connection to 4th Avenue which is to remain as line work on all plans.
See A001.
- Please include additional pavement treatment on the two pedestrian crossing such as colored concrete or stamped asphalt.
See A001, paint striping at crosswalk areas will be provide throughout parking lot.
- Include pedestrian scaled lighting along the pedestrian connection to the at grade pedestrian rail crossing.
Bollard lighting at pedestrian level will be installed along sidewalk. Please see E101 and 4/E102.

3C. Architecture – Significant improvements in the architecture of the building are required and have been identified by the DRB and staff. The applicant may wish to coordinate with staff and the DRB before the next submittal regarding these improvements.

The Architect, developer, and owner have been working with the DRB regarding the exterior architecture of the building and have submitted several concepts. The last submittal 3.4.2019. We are awaiting further comments but belief we are close to approval.

3D. Please provide perspective illustrations that show the street frontages of Blackhawk Street and 3rd Avenue.

See G014 and A201 and A202.

3E. Materials

The Architect has been working with the DRB on the materiality, a revised exterior finishes board will be submitted the week of 3/11.

3G. The DRB wants to see special treatment to the northeast corner.

The Architect, Owner and Contractor have been working with Marriott and the DRB to enhance this corner.

3H. The DRB has guidance to follow offsets.

The Architect, Owner and Contractor have been working with Marriott and the DRB to enhance the elevations to meet the intent of the Design Guidelines.

3I. The building elevations need to be more detailed.

See A201, A202 and A602-A603.

3J. Provide additional "transom" style storefront windows along Blackhawk.

See A201 and A202. Storefront was added where possible without revising standard Marriott guestrooms.

3K. Patio Spaces

Please see A001-A003 for patio space details and perspectives.

3L. Remove two parking stalls at the north end of the building.

These have been removed.

3M. Please identify on this site plan the number of shared parking spaces to be with the hotel to the south. This may require a note on the site plan to the south as well. We will want a recorded document to memorial the shared parking in addition to the site plans.

Due to reduced parking requirements required within the TOD Zoning Sub District Core (Table 7-11), proposed parking is over what requirements are and no shared parking will be required.

3N. Please provide bicycle parking at a rate of 20% vehicular parking.

Please see A002, 7 bicycle parking spaces will be provided.

3O. Please address redline comments.

4. Landscape Comments

SHEET LP-1 LANDSCAPE PLAN

- 4A. Please make the retaining walls less thick than the building so that it doesn't read like it is the building.

RESPONSE: The retaining wall has been revised as noted to improve legibility.

- 4B. Change the Peking Cotoneasters along E. 3rd Avenue to shrub rose due to their eventual mature size.

RESPONSE: Peking Cotoneaster are not proposed along E. 3rd Avenue. Other shrubs noted in this area have been revised to shrub rose as noted.

- 4C. Remove the signature/stamp/seal from the landscape drawings as the city does not require that it be provided and we do not review landscape construction drawings.

RESPONSE: Landscape Architect seal has been removed from landscape plans.

- 4D. Edit the City of Aurora General Landscape Notes where indicated.

RESPONSE: City of Aurora General Notes have been revised as noted.

- 4E. Revise the various landscape calculation tables as noted.

RESPONSE: Landscape calculations and tables have been revised to reflect updated landscape planting and per comments.

- 4F. Make sure with the next submission that during the PDF creation process that all AutoCAD SHX text items are removed and that the landscape sheets are flattened to reduce the select-ability of items.

RESPONSE: PDF has been created to omit shx text items and reduce file size.

- 4G. Please show the edge of the existing sidewalk, the existing railroad tracks etc. Refer to how it was shown on Sheets C1 & C2.

RESPONSE: The edge of the existing sidewalk and railroad tracks have been revised to match the site plan.

- 4H. Please address the landscape in the area along E. 4th Avenue – See comment on plan. The diagonal hatch is Wintercreeper, but it overlaps on top of the sod and it also overlaps on top of the Legacy Buffalo grass. Wintercreeper should be planted on its own and not on top of sod and/or grass.

RESPONSE: The diagonal pattern referenced is the sight visibility triangle. The sight visibility hatch has been revised as a light solid hatch as noted to improve legibility.

- 4I. If the line and the associated diagonal hatching are supposed to represent the 300' no landscape zone along E. 4th Avenue, then use a different hatch or possibly a very light gray shade rather than a hatch as it conflicts with the wintercreeper hatching. See additional commentary above.

RESPONSE: The diagonal pattern referenced is the sight visibility triangle. The sight visibility hatch has been revised as a light solid hatch as noted to improve legibility.

- 4J. Address the area/length in the building perimeter landscape table that is for the north face.

RESPONSE: The length in the calculation table shown for the north face has been revised as noted.

- 4K. Correct any missing plant labels.

RESPONSE: Plant labels have been revised per updated planting, and as noted.

- 4L. There are two different plants proposed for the retaining wall face internal to the proposed plaza area that are so different in appearance and form that it would make sense to integrate large groupings between one another instead of having one plant type on the right and another plant type on the left.

RESPONSE: Due to site plan updates near the patio area, the planting has been revised, with plant groupings in consideration.

SHEET LP-2 LANDSCAPE NOTES AND SPECS

- 4M. Separate the deciduous canopy trees, the evergreen trees and ornamental trees into their own categories.

RESPONSE: The plant schedule has been organized as noted.

- 4N. Separate out the shrubs via deciduous vs. evergreen and include a separate category for ornamental grasses.

RESPONSE: The plant schedule has been organized as noted.

- 4O. All shrubs must be 5 gallon at time of installation.

RESPONSE: All shrubs have been revised to 5-gallon size.

- 4P. Remove the Planting Specifications. Only include the required city of aurora landscape notes per The Landscape Reference Manual. They have been provided already on the previous sheet.

RESPONSE: Planting Specifications have been removed for concept plan submittal.

SHEET LP-3 LANDSCAPE DETAILS

- 4Q. Remove all notes below that direct the contractor to do something. No contractor related notes.

RESPONSE: General landscape notes have been removed for concept plan submittal.

- 4R. A note regarding the edging shall be provided/kept.

RESPONSE: The planting bed edging note has been added.

- 4S. Include a version of the mulch note that describes what the mulch treatment shall be without contractor related directions.

RESPONSE: References to Contractor direction have been removed from the mulch note.

ADDITIONAL PLAN MARKUP COMMENTS

- Comment: Stop sign in this location. Ensure it shows up on the plan and the sight triangle to the east is not obstructed.

RESPONSE: Stop sign is visible, with a callout added.

- Comment: The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements.

RESPONSE: FDC locations have been added and labeled; adjacent planting has been adjusted to provide adequate clearance.

- Comment: Show the location of the FDC and Knox Boxes where applicable:
 - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
 - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."

(Typical for Site, Utility, Elevation, Landscape and Photometric Plans.)

RESPONSE: Knox Box near building entry has been labeled as noted.

5. Addressing

Submit a preliminary digital addressing .dwg file. Ensure digital file is provided per instructions.

File has been submitted to Andrea Barnes 3/19/2019.

6. Civil Engineering

6A. Please provide required site plan notes.

See Cover sheet.

6B. This section does not match the section provided with the drainage map, page 4.

See Revised A001 street sections.

6C. Please label and dimension existing and proposed sidewalks, page 4.

See Revised A001 street sections.

6D. Show/label existing and proposed street and pedestrian lights, page 4.

See A001 and E101.

6E. Label cross pan, page 4.

See A001.

6F. Label curb ramps, typical, page 4.

See A001.

6G. Please show sidewalk improvements on 4th Avenue – 6' detached sidewalk, apage 4.

See A001.

6H. Indicate pavement material, page 4.

See A001.

6I. Label curb return radius, page 4.

See A001.

6J. 4% maximum slope for 65' for access drive when sloping down towards public street. See Table 4.05.4.1. of the Roadway Manual, page 5.

See C1.

6K. Indicate retaining wall material and max height or a height range. Please provide a detail for the retaining wall including the pedestrian railing, page 5.

See revised C1 and A002.

7. Real Property

7A. See red line comments on the Site Plan. Dedicate any additional easements by separate documents.

See C2.

8. Traffic

8A. "Site Circulation Plan including discussion of the proposed Drop-off loop" as identified in the pre-app was not included.

Porte Cochere drop has been revised to better fit the prototype of franchise lobby layout. Marriott preferred drop of on inside of site rather than along 3rd as discussed in the Pre-development meeting.

8B. Directional ramp to east only, page 4.

See A001.

8C. Label sight line/clarify if this is sight line. Label existing Stop sign/propose stop sign, page 4.

See A001.

8D. Show & label stop sign. Include sight triangle from this access, page 4.

See A001.

8E. Please relocate note 5 to the cover sheet, page 4.

See revised Cover Sheet and A001.

9. Aurora Water

9A. Call out proposed fire service line as privately owned and maintained.

See C2, proposed fire sprinkler line is to be private.

9B. Ensure proposed hydrants are a minimum of 3.5 feet to a maximum of 8 feet from the back of curb, typical all proposed hydrants.

See C2.

9C. Advisory Comment: Civil plans are to indicate how the sanitary sewer is to be abandoned.

The sanitary sewer was abandoned by RTD.

9D. Water meter sizing shall be reviewed during civil plan review. Remove size information from the CSP.

Size has been removed, see C2.

9E. Indicate on site storm is privately owned and maintained. This can be done with a note or by labeling.

See C2.

9F. There will be commercial cooking equipment, a grease interceptor is to be provided. See sheet C2.

9G. Call out the proposed trench drain as privately owned and maintained.

See C2.

9H. Clarify location of private storm sewer. This appears to be calling 42" storm as private. The 42" storm main is public.

See C2, storm has been labeled private where applicable.

9I. Private features such as a private storm drain require a license agreement when crossing a public utility easement typical on all utility easements.

Noted.

10. Life Safety

Sheet 1: Provide site plan data block.

See Cover Sheet.

Sheet 2: Remove site notes to Cover sheet.

All site plan notes were removed from A001 and added to Cover Sheet.

Sheet 3: Remove Sheet 2.

Sheet was removed from set.

Sheet 4: All site plan notes were removed from A001 and added to Cover Sheet.

Fire hydrant removed by parking lot south of building.

Accessible route shown on A001 in heavy dashed line.

FDC with approved Knox Hardware symbols and legend have been added to Sheet A001.

Parking block has been added to Sheet A001.

Private and public entrances have been labeled.

Sidewalk outside of FDC has been extended, see A001.

See revised fire hydrant locations on A001 and C2.

Please let us know if you require anything further or have any questions.

Kind Regards,

Kate Kvamme, AIA