

August 1, 2018

Sarah Weider
City of Aurora
Planning & Development Services
15151 E Alameda Pkwy, #2300
Aurora, CO 80012

Re: Gotham Greens (#1208647)/Pre-Application Meeting held June 01, 2017

Dear Ms. Weider,

Please see below the comment responses pertaining to the Stanley Marketplace site plan amendment for Gotham Greens:

1. Zoning and Land Use Issues

1A. Sustainable Infill and Redevelopment District

The purpose of the (SIR) Sustainable Infill and Redevelopment District is to allow flexibility and permit a mix of uses on the site. The Sustainable Infill and Redevelopment Design Handbook and Article 7, Division 7 provide guidelines and standards for development in this zoning district. The purpose of this district is to support new businesses and maximize living choices. The goals of this district include the following:

- Create new choices not currently available in terms of places to live and locate businesses within the existing city;
- Provide infill locations for new businesses;
- Create public spaces that attract people;
- Improve property values in surrounding areas and increase the value of infill areas for development;
- Complete pedestrian and bicycle connections to surrounding sites and neighborhoods;
- Encourage high quality and creative design to ensure competitive and economically valuable infill locations;
- Promote energy and resource efficiency; and
- Provide simple and easy procedures for review and approval of infill development.

Response: Understood. This site plan amendment follows the approved site plan for a green a green house and adds a new level of detail.

1B. Westerly Creek Village

The proposed development is within Westerly Creek Village, a strategic area identified within the Comprehensive Plan. This area is envisioned as a mixed-use, pedestrian-oriented neighborhood that has diverse, thriving businesses and a wide variety of housing options. All development in this area should support and implement the defined vision of the Westerly Creek Village Community Plan.

Response: Understood.

1C. Operations Plan

Please include a detailed Operations Plan when you submit your application that discusses your proposed hours of operation, number of employees, projected loading schedules, circulation, and an internal lighting plan.

Response: A specific operations plan is being finalized and will be included prior to approval.

2. Site Design Issues

2A. Building Footprint

Please ensure that the greenhouse is not encroaching into any planned parking spaces, sidewalks, landscape islands, utilities, easements, etc. The building should be contained within the area identified on the original Stanley Marketplace Site Plan. Any changes will need to be called out and shown on the site plan amendment.

Response: The site has been laid out to cause the least amount of disruption to existing Stanley amenities. Potential conflicts have been noted.

2B. Parking

The provisions of Section 146-1504 regarding required on-site parking do not apply within the SIR District. However, the development should provide sufficient parking to serve the development and its users so that there are no negative impacts to surrounding properties and neighborhoods. Please encourage your employees to carpool, bike, walk, etc. to reduce the overall impact to the already crowded Stanley Marketplace parking lot. In addition, please consider adding some parking spaces to the area directly west of your building if feasible.

Response: Parking has not been modified or added as part of the Gotham development. Additional impact to existing parking is expected to be minimal.

2C. Vehicular Circulation

Please label truck and general vehicle circulation patterns on the site plan. Provide pedestrian access into and around the site.

Response: Current circulation patterns are expected to remain. No interior drive lane alterations have been proposed. A traffic study letter has been included with the initial amendment.

3. Landscape Design Issues

3A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in Article 14 and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as the City's project specific comments.

Provide the necessary landscape tables for each of the required landscape treatments (i.e. street frontage, buffer tables, etc.) in order to demonstrate compliance with code requirements.

- Landscape Plan Preparation: Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be 24"x36" and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set.

Response: Landscape details and info has been included in amended site plan sheets.

3B. Article 14 Landscape Ordinance

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape requirements.

- Special Landscape Buffers. - A 25-foot wide special landscape buffer would typically be required per code along the northern and eastern property boundary as determined by PROS per Section 146-1424 and Table 14.1. The Planning Director and PROS have determined that based on the infill context of the site and previously approved site plan, the City will allow reduction in the buffer widths for this site. Plant material selection shall be coordinated with and approved by PROS.
- Parking Lot Landscaping and Screening. The previously approved Stanley Marketplace landscape plan included a single row of two different species of shrubs adjacent to the parking lot along the southern side of the proposed greenhouse. This landscaping has already been installed and should be maintained with this proposal.

- Irrigation. Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. The applicant should consider whether the Marketplace will allow the landscaping (buffers) associated with this development to be tied into the existing irrigation system already in place. The landscaping and associated irrigation for the parking perimeter was previously included with Stanley Marketplace Development. The additional landscaping would include the PROS buffer plant material.

If connection to the existing system is not permitted or possible, then Aurora Water will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal to determine tap fees. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Irrigation plans will be provided with construction documents.

4. Architectural and Urban Design

4A. Design Standards

Section 146-405(F)8 and Section 146-736 establish the approval criteria for building architecture and urban design for this site. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance and should be architecturally compatible with Stanley Marketplace. Building designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Staff encourages the use of glazing materials for 80 percent of the exterior façade. Any other materials that are used should be compatible with the primary building materials and design elements of Stanley Marketplace.

Response: Building elevation have been included.

5. Signage

All building signs shall comply with the Creative Sign Program identified within the Stanley Marketplace Site Plan and must be reviewed by the Stanley Architectural Design Committee.

Response: Understood.